



Heathview Crescent, Dartford, DA1 2PJ

Guide price £650,000 Freehold



The Homes Group are delighted to offer to the market this superbly presented five bedroom semi detached house located on a corner plot in a sought after road in West Dartford, situated within close proximity of Dartford and Wilmington Grammar Schools.

The property has been extended on both floors providing a beautiful fitted kitchen with a vaulted glass ceiling and full height windows with double doors overlooking the garden and two further double bedrooms on the first floor to compliment the original two double bedrooms.

The accommodation now consists of an enclosed porch which leads into the entrance hall, from there there are doors to the living room, dining room, ground floor bathroom and fifth bedroom / office. the aforementioned kitchen is open to the dining room and there are connecting double doors between the living room and dining room also.

The first floor galleried landing has doors leading to all four double bedrooms and the spacious shower room.

There is a beautifully kept 48' x 30' garden to the rear and side of the property plus a detached garage which is accessed through the garden. The private driveway to the side of the property provides off road parking for two cars.

#### **Enclosed Porch**

#### **Entrance Hall**

9'2 x 7'2 (2.79m x 2.18m)

#### **Living Room**

16'7 into bay x 12'1 (5.05m into bay x 3.68m)

#### **Dining Room**

13'5 x 12'1 (4.09m x 3.68m)

#### **Kitchen**

18'10 narrowing to 8'6 x 13'3 narrowing to 7'9 (5.74m narrowing to 2.59m x 4.04m narrowing to 2.36)

#### **Ground Floor Bathroom**

7' x 7' (2.13m x 2.13m)

#### **Bedroom Five / Office**

10'6 x 7'8 (3.20m x 2.34m)

#### **Galleried Landing**

15'7 x 6'3 (4.75m x 1.91m)

#### **Bedroom One**

16'7 into bay x 11'6 (5.05m into bay x 3.51m)

#### **Bedroom Two**

14'10 x 10'1 to wardrobes (4.52m x 3.07m to wardrobes)

#### **Bedroom Three**

13'7 x 9'2 (4.14m x 2.79m)

#### **Bedroom Four**

11'8 x 7'2 (3.56m x 2.18m)

#### **First Floor Shower Room**

9'2 x 7'4 (2.79m x 2.24m)

#### **Rear & Side Garden**

48' x 30' (14.63m x 9.14m)

#### **Driveway & Garage**

#### **Tenure - Freehold**

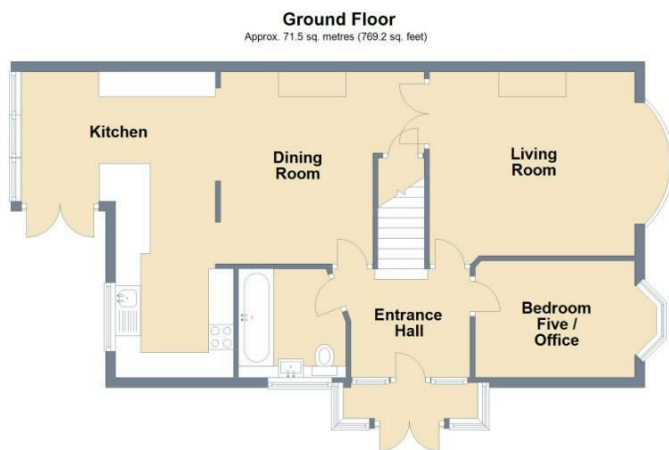
#### **Council Tax - Band E**



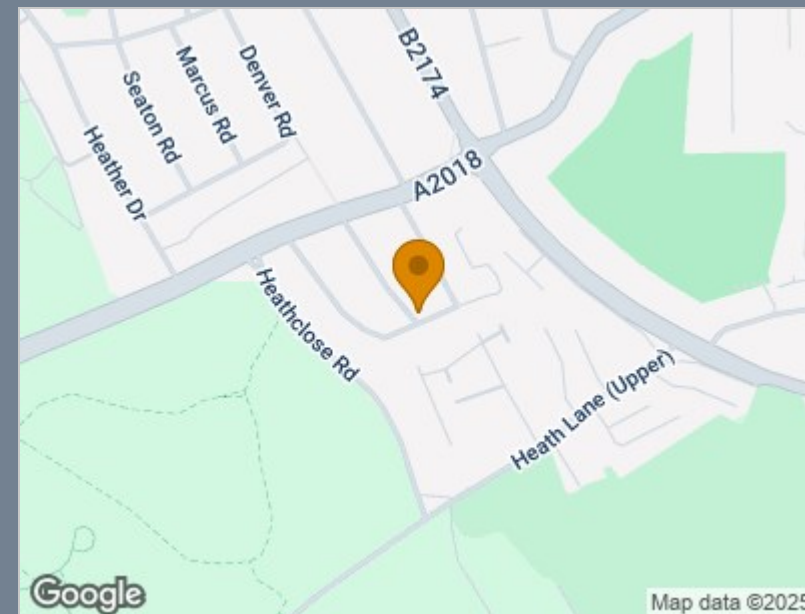








Total area: approx. 135.4 sq. metres (1456.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		79
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Viewing

Please contact The Homes Group Office on 01322 875000 if you wish to arrange a viewing appointment for this property or require further information.

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