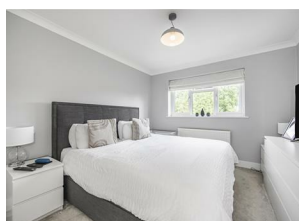


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Joydens Wood Road

Approximate Gross Internal Area
 Ground Floor = 54.6 sq m / 588 sq ft
 First Floor = 52.8 sq m / 568 sq ft
 Total = 107.4 sq m / 1156 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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JOYDENS WOOD ROAD

DA5 2JA

Offers over £550,000



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sales@mlmestateagents.co.uk
 www.mlmestateagents.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.





Welcome to this exquisite 4-bedroom semi-detached house, situated in the highly desirable Joydens Wood area. This beautiful home offers the perfect blend of contemporary living and comfort, ideal for families seeking a peaceful yet convenient lifestyle.

Step inside to a breathtaking open plan kitchen/lounge/diner, designed to cater to modern living and entertaining. The newly installed double glazing to the front ensures the home is energy-efficient and quiet. The new chic bathroom adds a touch of luxury with its modern fixtures and fittings.

All four bedrooms are generously sized, providing ample space for rest and relaxation. The property includes a garage with a new electric roller door, offering secure storage and convenience. The low maintenance garden is perfect for those who enjoy outdoor living without the hassle of extensive upkeep.

Parking is a breeze with space for 2/3 cars on the driveway. The location is superb, close to the vast open space of Joydens Wood, offering endless opportunities for outdoor activities and exploration. The A2 motorway is easily accessible, making commutes straightforward, and the renowned Bluewater shopping mall is just a short drive away for all your shopping and entertainment needs.

This stunning home in Joydens Wood is perfect for families looking to enjoy a blend of modern amenities and natural beauty. Don't miss the opportunity to make this exceptional property your own.

Contact us today to arrange a viewing and experience the charm and elegance of this wonderful home.

4 BEDROOMS • 1 RECEPTION ROOMS • 1 BATHROOMS

JOYDENS WOOD ROAD

DA5 2JA

- 4 BEDROOM SEMI DETACHED HOME
- SIMPLY STUNNING CONDITION FROM START TO FINISH
- OPEN PLAN LOUNGE/KITCHEN DINER
- GARAGE AND DRIVEWAY FOR 3 CARS
- HIGHLY SOUGHT AFTER LOCATION
- 1156 SQ FT
- COUNCIL TAX BAND E
- EPC - E
- LOW MAINTENANCE REAR GARDEN

