



ESTATE & LETTING AGENTS

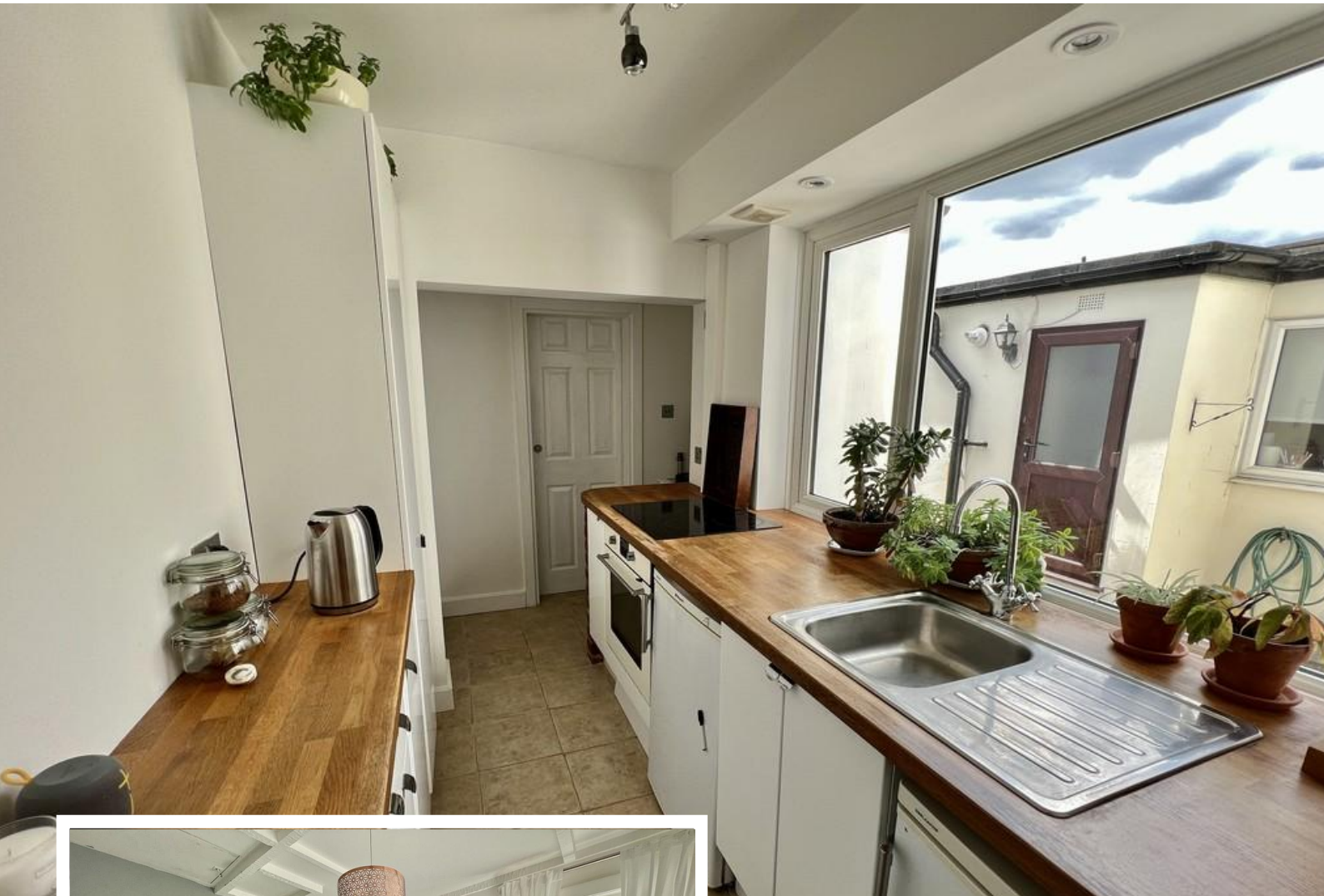
High Street, Bean, Dartford, DA2 8AU

- Two/Three Bedroom End of Terrace House
- Two Reception Rooms
- Modern Kitchen
- Good Sized Rear Garden
- Close to A2/M25 Connections
- Council Tax Band C

Guide Price £280,000 - £300,000

EPC Rating 'D'





Property Description

Situated in the highly sought after village of Bean this two/three bedroom end of terrace house is presented to a high standard throughout and is a real must see home.

The property consists of a lounge, separate dining room, modern kitchen and a modern ground floor bathroom.

The first floor benefits from two good sized double bedrooms as well as a third bedroom which leads off of bedroom one and could easily double as a dressing room.

Externally the home features a good sized rear garden which also offers side gated access.

This property is ideally located being positioned close to a local shop and a short walk away from the local primary school and GP Surgery. The home also benefits from being down the road from the local park and just over the road from the Beacon Wood country



park, fantastic for those who enjoy their Sunday family walks.

Bluewater is located close by for all of your shopping needs and Greenhithe Station and Ebbsfleet International Station and also both in driving distance and offer connections into London. The A2 is positioned only a few minutes drive which offers connections into London and the Coast.

LOUNGE

12' 1" x 11' 4" (3.68m x 3.45m)

DINING ROOM

11' 4" x 9' (3.45m x 2.74m)

KITCHEN

8' 5" x 5' 9" (2.57m x 1.75m)

BATHROOM

8' 3" x 5' 6" (2.51m x 1.68m)

LANDING

BEDROOM

11' 5" x 9' 11" (3.48m x 3.02m)

BEDROOM

11' 3" x 9' (3.43m x 2.74m)

BEDROOM

8' 4" x 5' 7" (2.54m x 1.7m)

REAR GARDEN





Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements