



3

Bedrooms



1

Bathroom



- 3 Bedroom Semi Detached House
- No Forward Chain
- Dartford Town Centre & Mainline Train Station
- Spacious Throughout
- Off Road Parking For 2 Vehicles
- Large Kitchen/Diner
- Low Maintenance Rear Garden

McConnells are delighted to offer to the market this spacious CHAIN FREE 3 bedroom family home located within easy reach of Dartford Town Centre & mainline Railway Station. This generously proportioned Semi-Det house offers bright and airy living accommodation with 3 double bedrooms and is well suited to a growing family. To the ground floor there is an entrance hall, lounge and kitchen with 3 bedrooms and family bathroom to the 1st floor.

Entrance Hall: UPVC glazed panelled front door, wood effect laminate floor covering, double radiator, understairs cupboard

Lounge: 24'9ft x 11ft (7600m x 3370m) UPVC double glazed bay window & French doors, fitted carpet and double radiators

Kitchen: 19'6ft x 10'4ft (6000m x 3175m) Range of white high gloss wall and base units, built in electric oven, ceramic hob and extractor hood, stainless steel sink with chrome monobloc tap, UPVC double glazed French doors and window, double radiator, downlighter spotlights,

Bedroom 1: 15'8ft x 13'1ft (4830m x 4020m) UPVC double glazed bay window, fitted carpet, double radiator

Bedroom 2: 14'1ft x 10'3ft (4340m x 3165m) UPVC double glazed window, fitted carpet, double radiator

Bedroom 3: 11'4ft x 10'1ft (3490m x 3095m) UPVC double glazed window, fitted carpet, double radiator

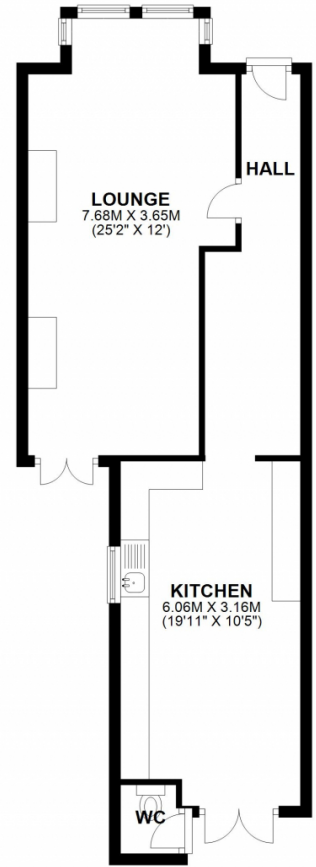
Bathroom: Bathroom suit comprising P-shaped shower bath with chrome shower mixer tap and glass shower screen, wash hand basin with chrome mono bloc tap, WC, chrome heated towel rail, fully tiled walls, UPVC double glazed window, wood plank effect laminate floor covering

Rear Garden: Low maintenance blocked paving with side pedestrian access

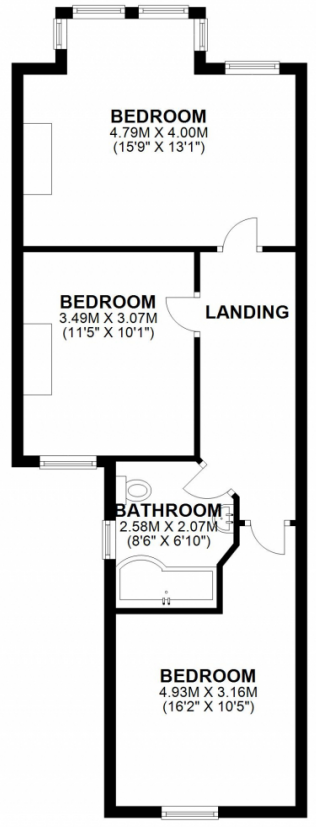
Front Garden/Driveway: Blocked paved with parking for 2 cars

Offers in excess of £499,000
The Brent, Dartford, Kent DA1 1YW

GROUND FLOOR
APPROX. 54.6 SQ. METRES (587.6 SQ. FEET)



FIRST FLOOR
APPROX. 53.7 SQ. METRES (578.2 SQ. FEET)



TOTAL AREA: APPROX. 108.3 SQ. METRES (1165.8 SQ. FEET)

| Energy Efficiency Rating | | Current | Potential |
|---|----------|-----------|-------------------------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | 86 |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | 42 | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | | EU Directive 2002/91/EC |

Address: 84 The Brent, DA1 1YW

