



**Price**  
**£350,000**

**Freehold**

3x  1x  2x 

**Tyler Grove, Dartford,  
Kent, DA1**

*Wards*  
Helping you move forwards





## Main features

- Lovely terraced house with outbuilding
- Separate toilet and shower upstairs
- Situated on a walk way position
- Ideal for the first time buyer
- Walking distance to Dartford town centre and train station

## Accommodation

### GROUND FLOOR

Entrance Hallway

Lounge Area: 13'0 x 10'6 (3.97m x 3.20m)

Kitchen/Diner: 19'2 x 8'9 (5.85m x 2.67m)

### FIRST FLOOR

Landing

Separate Toilet

Shower Room

Bedroom 2: 11'4 x 8'8 (3.46m x 2.64m)

Bedroom 1: 11'4 x 8'8 (3.46m x 2.64m)

Bedroom 3: 8'6 x 7'8 (2.59m x 2.34m)

### OUTSIDE

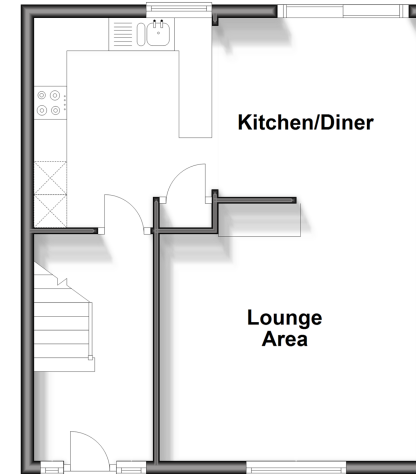
Rear Garden

### OUTBUILDING

Outhouse

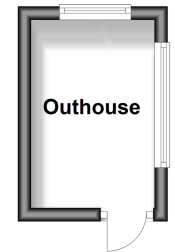
### Ground Floor

Approx. 43.0 sq. metres (462.4 sq. feet)



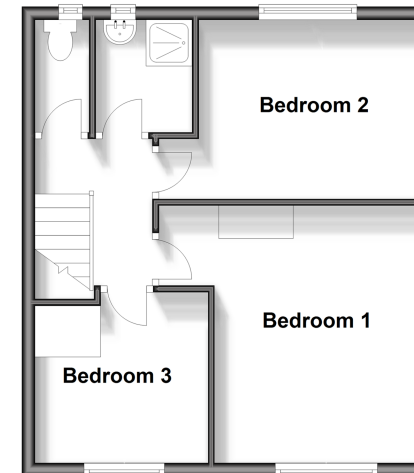
### Outbuilding

Approx. 5.4 sq. metres (57.7 sq. feet)



### First Floor

Approx. 39.5 sq. metres (425.3 sq. feet)



Call Dartford - 01322 288211 ■ [wardsof Kent.co.uk](http://wardsof Kent.co.uk)

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale



10545668/20241022/LH/NO