



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65   D
39-54	E	43   E	
21-38	F		
1-20	G		

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. Produced by Planpix on behalf of Park Estates (ID771454)

Every care has been taken with the preparation of details, but accuracy is in no way guaranteed. These particulars do not constitute a contract and are issued and accepted on the express understanding that all negotiations will be conducted through Park Estates. The seller does not make or give, nor do we or our employees have any authority to give a representation or warranty in relation to the property. Please contact this office before viewing the property. If there is any point which is of particular importance to you, we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information that we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made by us to the effect that the information provided by us has not been verified.

Park Estates are delighted to offer onto the market this spacious five bedroom extended character semi detached house. Located within a popular location, offering convenient access to popular local schools including Wilmington and Dartford Grammar schools, local shops and transport links. An ideal family home, accommodation comprises of entrance hall, ground floor wc, two reception rooms, fitted kitchen and a large double length integral garage. To the first floor there is a landing and mezzanine landing, bathroom and five bedrooms - one of which boasts an ensuite shower room. Additional benefits to note include period features, double glazing, gas central heating, off street parking and a large secluded rear garden. Viewing is recommended.

Local Authority: Dartford  
Council Tax Band: E

