



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Well presented and spacious four bedroom detached house, located within the popular location of Joydens Wood, with access to popular local primary and secondary schools, shops, Joydens Wood Nature Reserve and transport links. An ideal family home, the property offers generous and modern living accommodation comprising of entrance hall, ground floor wc, open plan living / dining and luxury fitted kitchen area with island unit and a second reception room / study. To the first floor there is a modern family bathroom and four good sized bedrooms. Externally the property benefits from a secluded and landscaped rear garden with bar area and a front garden with off street parking. Additional benefits to note include double glazing, gas central heating, CCTV, and off street parking . Viewing is highly recommended.

Local Authority: Dartford
Council Tax Band: F

