

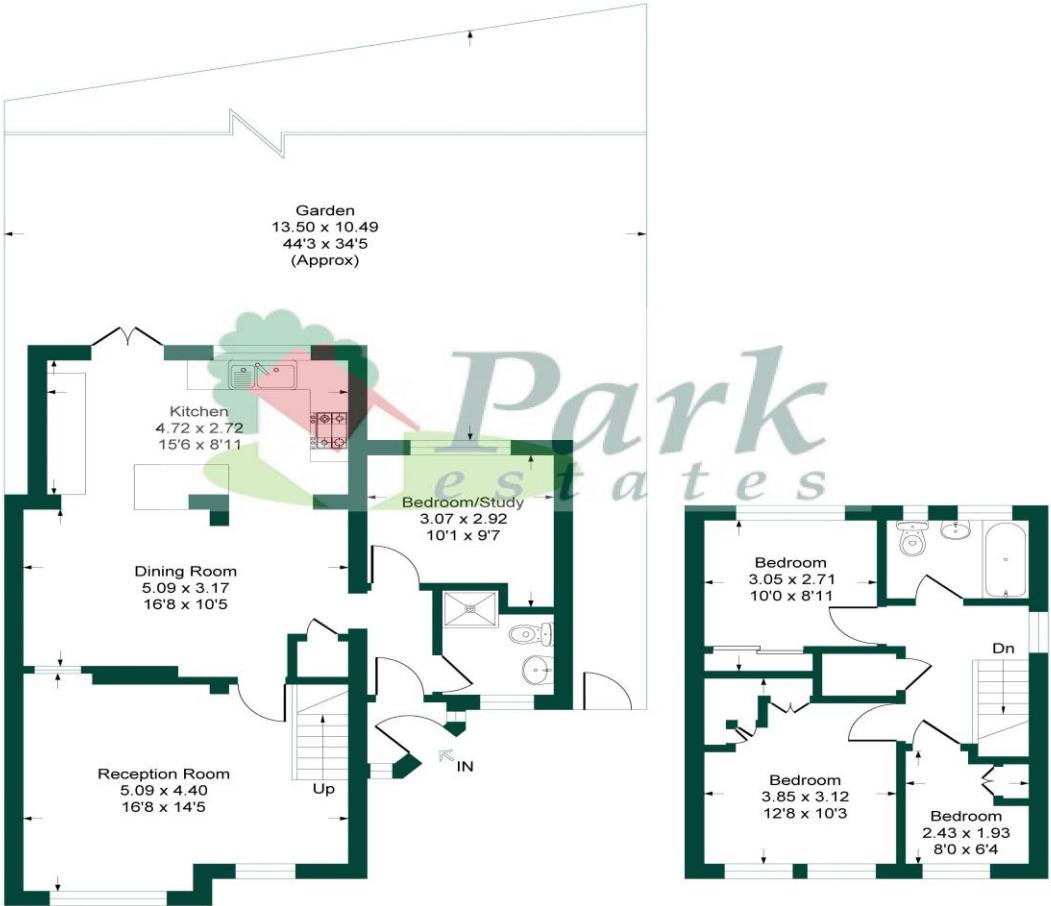


Joydens Wood Road. DA5

Approximate Gross Internal Area = 105.0 sq m / 1130 sq ft



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



Ground Floor

First Floor

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

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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.

Deceptively spacious three / four bedroom extended semi detached house occupying a corner plot position, located within a quiet and popular road in Joydens Wood, offering convenient access to popular local schools, shops, Joydens Wood Nature Reserve and transport links. An ideal family home, the property is well presented throughout by the current vendor, with accommodation comprising of entrance hall, study / bedroom four, ground floor shower room, modern open plan fitted kitchen / dining and living area and one reception room. To the first floor there are three well proportioned bedrooms - all with fitted wardrobes and a modern bathroom. Additional benefits to note include double glazing, gas central heating, off street parking and front and rear gardens. Viewing is highly recommended.

Local Authority: Dartford
Council Tax Band: E

