

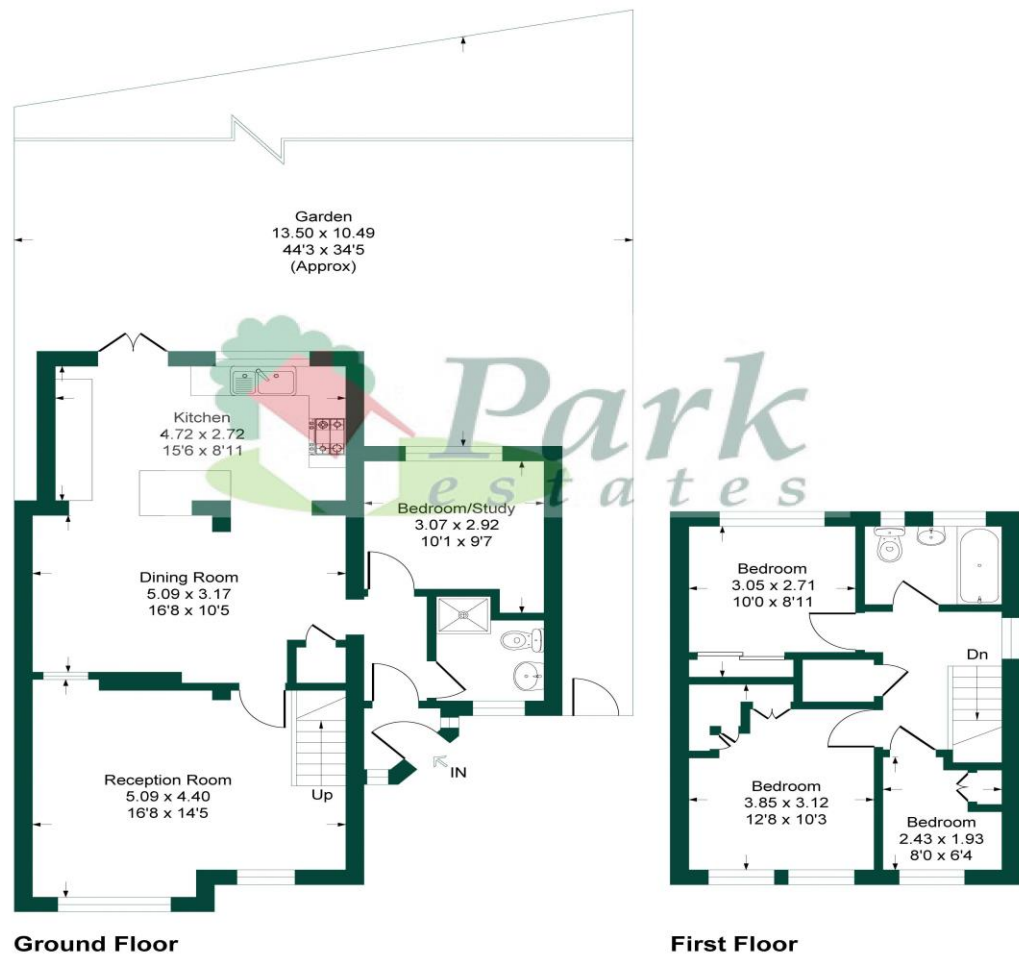


**Joydens Wood Road. DA5**

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	69   C	64   B
39-54	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

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

