



| Energy Efficiency Rating | | | |
|--------------------------|---------------|---------|-----------|
| Score | Energy rating | Current | Potential |
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 70 C | 79 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Sandringham Drive
 Approximate Gross Internal Area = 202.0 sq m / 2176 sq ft
 Summer House = 13.0 sq m / 139 sq ft
 Garage Area = 29.0 sq m / 308 sq ft
 Total = 244.0 sq m / 2623 sq ft

Ground Floor

- Garden: 18.40 x 17.40 (60'4" x 57'1" (Approx))
- Summer House: 3.80 x 3.40 (12'6" x 11'2")
- Utility: 3.96 x 1.58 (13'0" x 5'2")
- Kitchen/Dining Room: 11.28 x 3.94 (37'0" x 12'11")
- Reception Room: 6.05 x 4.45 (19'10" x 14'7")
- Double Garage: 5.90 x 4.93 (19'4" x 16'2")

First Floor

- Bedroom: 3.60 x 2.68 (11'10" x 8'10")
- Bedroom: 4.23 x 2.59 (13'11" x 8'6")
- Bedroom: 5.30 x 5.02 (17'5" x 16'6")
- Walk in Wardrobe: 2.77 x 2.01 (9'1" x 6'7")
- Bedroom: 4.14 x 3.55 (13'7" x 11'8")
- Study/Bedroom: 2.61 x 2.03 (8'7" x 6'8")

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

Park Estates are delighted to offer onto the market this beautifully presented five bedroom detached house, located conveniently for popular local schools including primary and grammar, local shops and transport links, on the popular Bexley Park development. A truly ideal family home, the property is tastefully decorated throughout, with generous living accommodation comprising of entrance hall, ground floor wc, spacious living room, luxury hand made fitted kitchen / dining and living area to the rear and a separate utility room. To the first floor there is a spacious landing, five bedrooms - of which four are doubles, two beautifully fitted ensuite and the master bedroom with a walk in wardrobe. In addition there is also a separate family bathroom. Additional benefits to note include front garden with off street parking, landscaped rear garden with artificial grass and golfing green, double integral garage, double glazing, gas central heating, CCTV and underfloor heating. Viewing is highly recommended to fully appreciate this superb home.

Local Authority: Dartford
Maintenance Charge: £300 per year
Council Tax Band: G

