



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		65 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Occupying a larger than average plot, is this impressive three bedroom extended semi detached house with integral double garage, situated within a quiet road in the ever popular Joydens Wood location, with access to many popular local schools including Dartford and Wilmington Grammar schools, shops, Joydens Wood Nature Reserve and transport links. An ideal family home, the property offers a wealth of potential to extend subject to relevant planning consents. Current accommodation comprises of entrance porch, entrance hall, one reception room, fitted kitchen, ground floor shower room and an integral double garage. To the first floor there is a bathroom and three bedrooms. Additional benefits to note include double glazing, gas central heating, off street parking, generous secluded rear garden and no forward chain. Viewing is highly recommended.

Local Authority: Dartford
Council Tax Band: E

