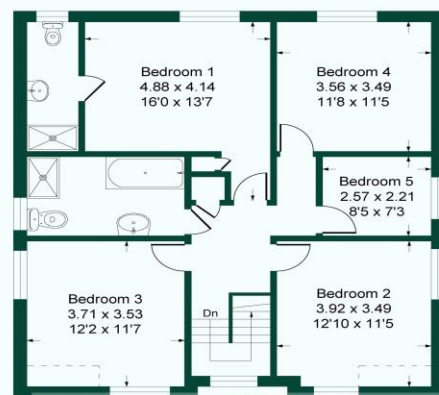
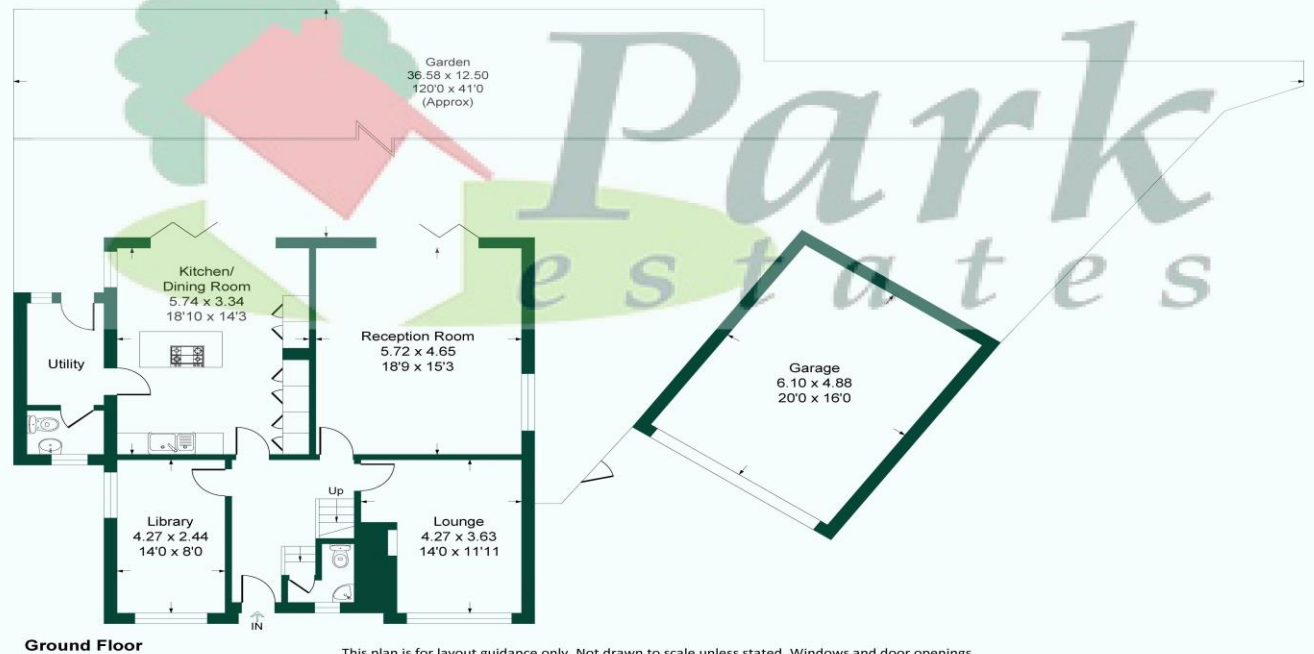




Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	76 C
39-54	E		
21-38	F		
1-20	G		



Darmell
Approximate Gross Internal Area = 184.1 sq m / 1982 sq ft
Limited Use Area = 2.0 sq m / 22 sq ft
Garage = 29.7 sq m / 320 sq ft
Total = 215.8 sq m / 2324 sq ft



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

Located within one of Joydens Wood's most desirable roads, with convenient access to all popular local amenities including shops, Joydens Wood Nature Reserve, selection of primary and secondary schools with grammar schools and transport links, is this spacious five-bedroom detached home. Occupying a generous plot, this ideal family home offers extensive and versatile living accommodation comprising of entrance hall, two ground floor wcs, three reception rooms, luxury fitted kitchen with island unit and integral appliances and a separate utility room. To the first floor there is a spacious landing, modern newly fitted bathroom and five bedrooms - of which four are double rooms and the master also has a newly fitted ensuite. Externally the property offers a front garden with ample off street parking and to the rear is a beautiful secluded and large rear garden. Additional benefits to note include double glazing, gas central heating, bi-folding doors, detached double garage and no forward chain. Viewing is highly recommended.

Agent's Notes: The property has approved planning consent for an additional ground floor extension
Local Authority: Dartford
Council Tax Band: F

