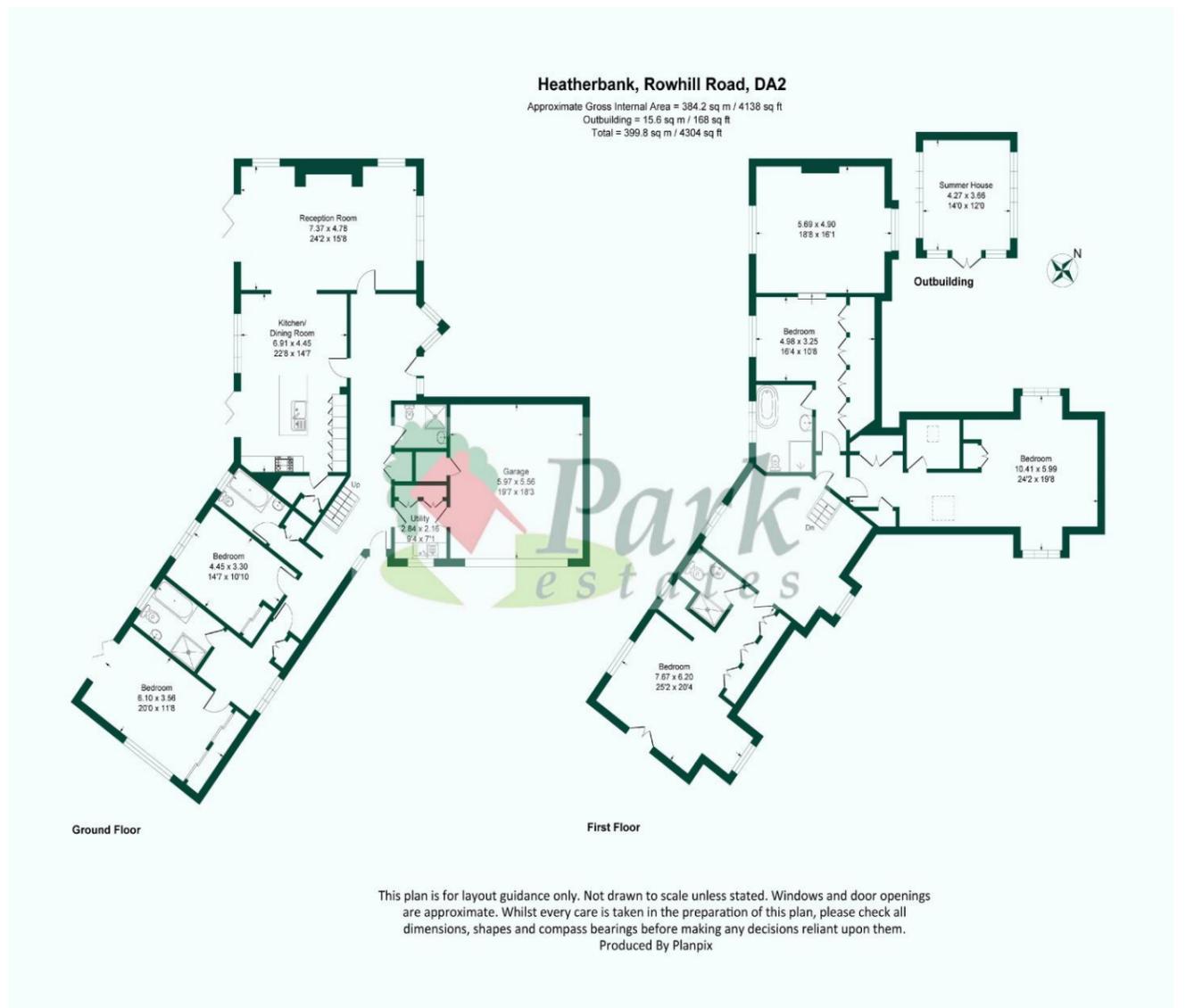




Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Heatherbank, Rowhill Road, DA2
 Approximate Gross Internal Area = 384.2 sq m / 4138 sq ft
 Outbuilding = 15.6 sq m / 168 sq ft
 Total = 399.8 sq m / 4304 sq ft



Ground Floor

- Reception Room: 7.37 x 4.76 (242 x 155)
- Kitchen/ Dining Room: 6.91 x 4.45 (225 x 147)
- Bedroom: 4.45 x 3.30 (147 x 1010)
- Bedroom: 8.10 x 3.36 (200 x 1118)
- Garage: 5.97 x 5.56 (197 x 183)
- Utility: 2.84 x 2.16 (92 x 71)

First Floor

- Bedroom: 5.69 x 4.90 (185 x 161)
- Bedroom: 4.96 x 3.23 (164 x 108)
- Bedroom: 7.67 x 6.20 (252 x 204)
- Bedroom: 10.41 x 5.99 (242 x 198)
- Summer House: 4.27 x 3.66 (140 x 120)

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

Introducing 'Heatherbank', a stunning five bedroom (four ensuite) detached residence, located in a sought after and private road, occupying a stunning plot measuring 1.66 acres with beautiful landscaped gardens. This fantastic family home offers superb and versatile accommodation comprising of entrance hallway, luxury fitted kitchen / diner opening into a reception room, utility room, two ground floor bathrooms, one ground floor shower room and two bedroom / reception rooms. To the first floor there is a bright landing area, three bedrooms, two with ensuites, one with a full family bathroom and dressing area. Additional benefits to note include integral double garage, gas central heating, CCTV, CAT5 wired internet upstairs and plenty of off street parking. The property is conveniently located for many popular state and private schools including Dartford, Wilmington grammar and Merton Court independent prep school. Excellent transport links include easy access to the A2, M20, and M25 motorways. Mainline stations can be found at Bexley, or Ebbsfleet International which provides a journey to London of just 18 minutes. Bluewater is ten minutes away. Viewing is highly recommended to fully appreciate this exceptional home.

Local Authority: Dartford
Council Tax Band: H

