



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Woodlands Park, DA5

Approximate Gross Internal Area = 186.8 sq m / 2011 sq ft
 Garage = 14.6 sq m / 158 sq ft
 Total = 201.4 sq m / 2169 sq ft

Garden
18.00 x 14.50
59'1 x 47'7
(Approx)

Bedroom 4
4.48 x 3.65
14'8 x 12'0

Bedroom 3
3.71 x 1.82
12'2 x 6'0

Bedroom 1
4.28 x 3.33
14'1 x 10'11

Bedroom 2
3.66 x 3.23
12'0 x 10'7

Utility Room
3.51 x 2.88
11'6 x 9'5

Dining Room
5.57 x 3.29
18'3 x 10'10

Kitchen
6.93 x 4.31
22'9 x 14'2

Lounge
6.09 x 3.65
20'0 x 12'0

Garage
5.52 x 2.66
18'1 x 8'9

Ground Floor

First Floor

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 sought after roads is this stunning four bedroom extended detached house. This property is well presented by the current vendors, with spacious accommodation comprising of entrance hall, ground floor shower room, two reception rooms, luxury fitted kitchen / breakfast room, separate utility room and an integral garage. To the first floor there is a family bathroom and four bedrooms - two of which benefitting from en-suites. An ideal family home, the property is conveniently located for a selection of excellent schools including Wilmington Grammar, local shops and transport links. Additional benefits to note include double glazing, gas central heating, underfloor heating and off street parking. Viewing is highly recommended.

Local Authority: Dartford
Council Tax Band: E

