

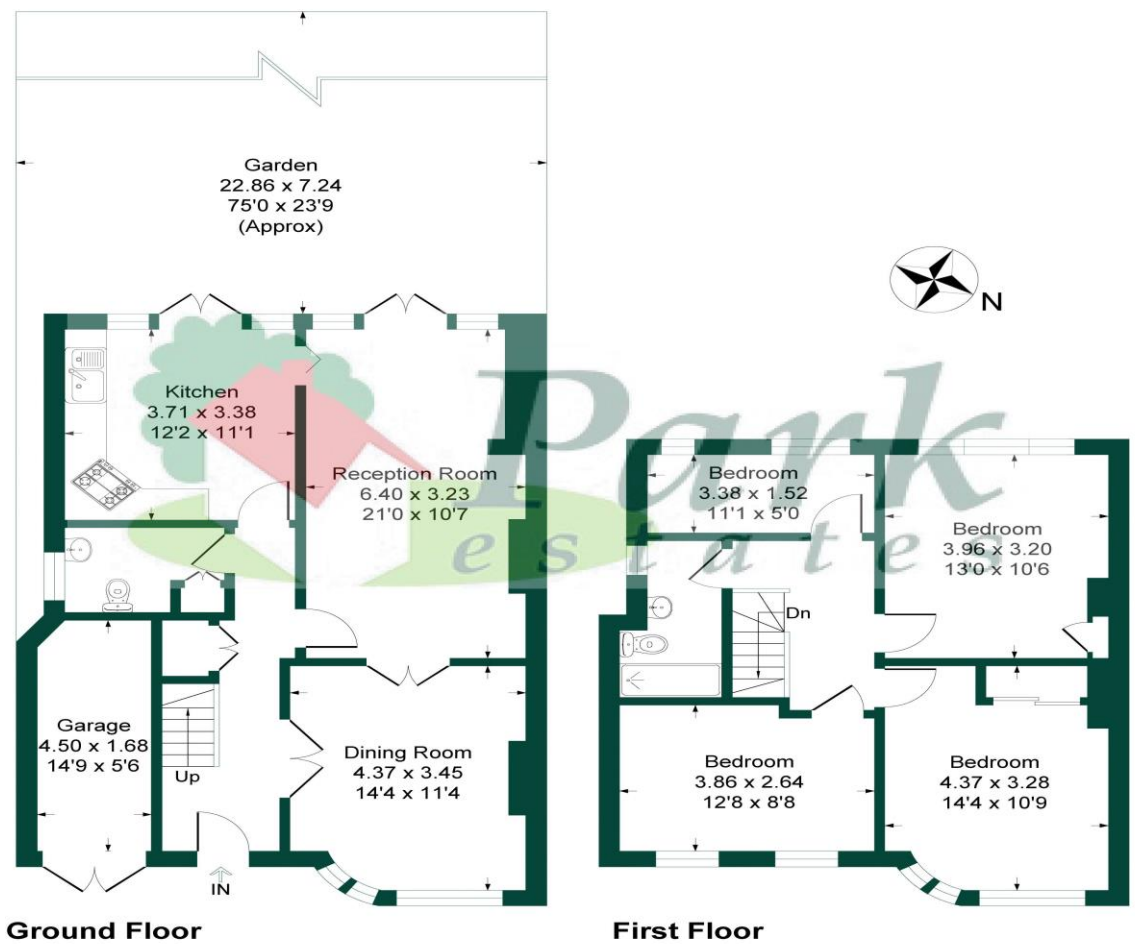


Marcus Road, DA1

Approximate Gross Internal Area = 120.1 sq m / 1293 sq ft
 Garage = 7.4 sq m / 80 sq ft
 Total = 127.5 sq m / 1373 sq ft



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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

This extended 4 bedroom semi detached family home is situated in a quiet road close to popular local schools and has spacious accommodation comprising of 2 reception rooms, both with feature fireplaces, fully fitted kitchen, large downstairs cloakroom with WC, 4 bedrooms - 3 doubles and 1 single and a very modern shower room. Other features to note include double glazing, gas central heating, 75' approx south facing rear garden, integral garage/storage area and off road parking. Beautifully presented through out, your early viewing would be very highly recommended.

Local Authority: Dartford
Council Tax Band: D

