

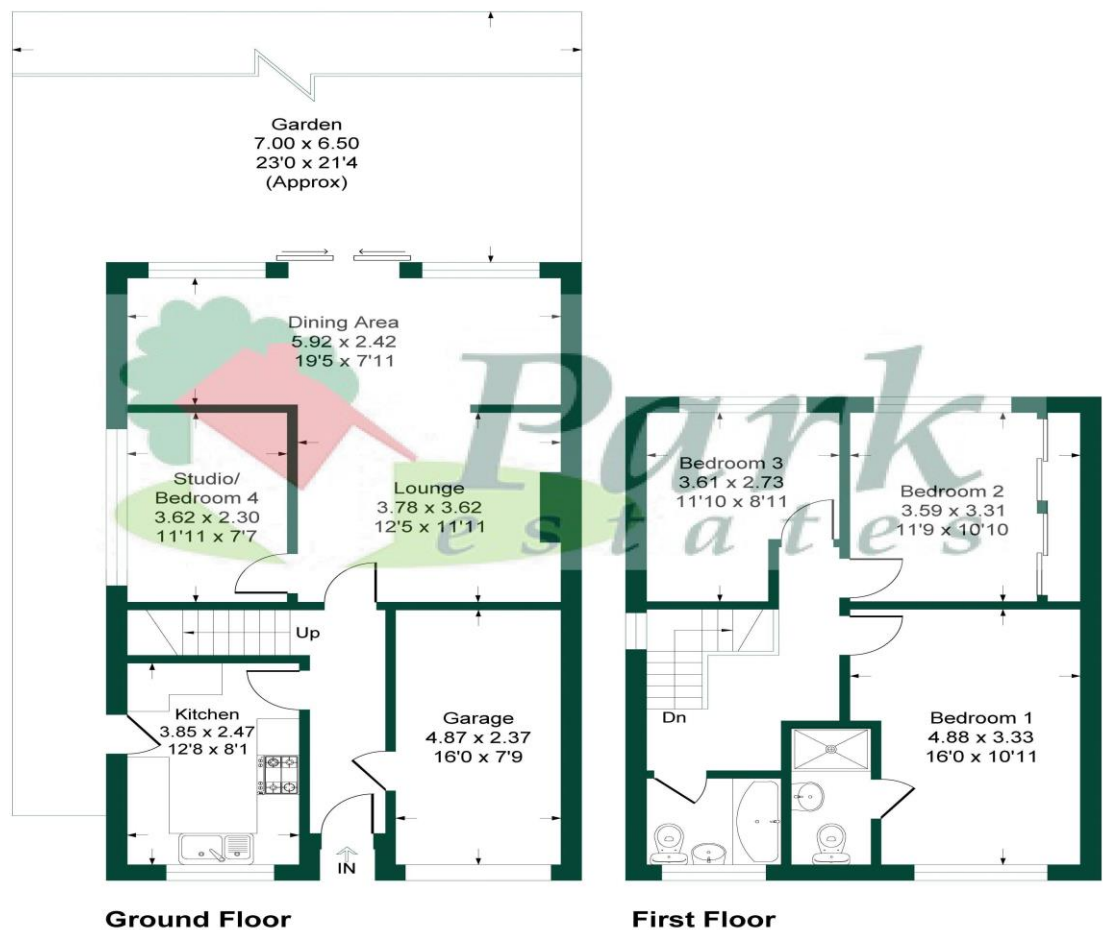


### Briar Road, DA5

Approximate Gross Internal Area = 110.2 sq m / 1187 sq ft  
Garage Area = 11.5 sq m / 124 sq ft  
Total = 121.7 sq m / 1311 sq ft



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63   D	82   E
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

Extended three double bedroom semi detached house, located within the popular Joydens Wood location, with convenient access to a selection of schools, shops and transport links. This ideal family home offers generous accommodation comprising of entrance hall, kitchen, and three reception rooms. To the first floor there is a bathroom and three double bedrooms - the master benefitting from an ensuite. Additional benefits to note include double glazing, gas central heating, secluded rear garden, off street parking, integral garage and no forward chain. Viewing is recommended.

Local Authority: Dartford  
Council Tax Band: E

