

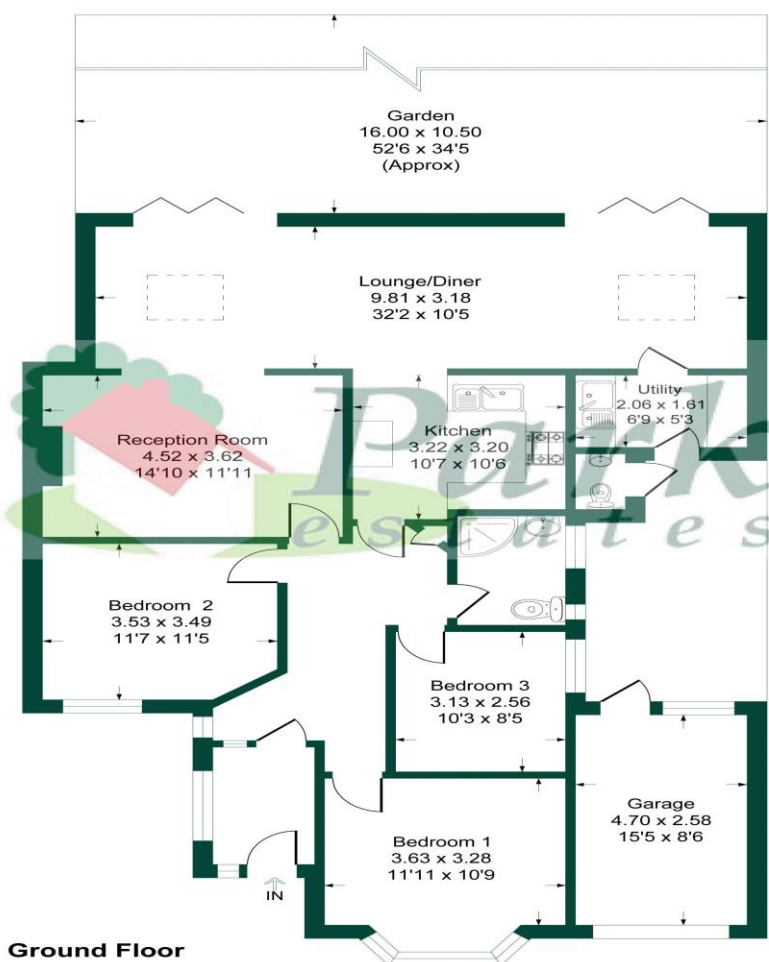


### Squires Way, DA2

Approximate Gross Internal Area = 121.0 sq m / 1303 sq ft  
 Garage = 12.1 sq m / 131 sq ft  
 Total = 133.1 sq m / 1434 sq ft



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C		
55-68	D	66   D	
39-54	E		
21-38	F		
1-20	G		



Ground 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

Offered chain free, is this deceptively spacious three bedroom extended semi detached bungalow. Located in the desirable location of Joydens Wood, with convenient access to a selection of popular schools, shops, Joydens Wood nature reserve, Birchwood Park country club, bus routes and all other transport links. This excellent home offers generous living accommodation comprising of entrance porch, entrance hall, three well proportioned bedrooms, shower room, two large reception rooms, fitted kitchen, utility room and a separate wc. Externally there is a secluded 52' rear garden, separate courtyard and a front garden with off street parking for two / three cars. Additional benefits to note include double glazing, gas central heating, garage, open plan living area and bi-folding doors. Viewing is highly recommended.

Local Authority: Dartford  
Council Tax Band: E

