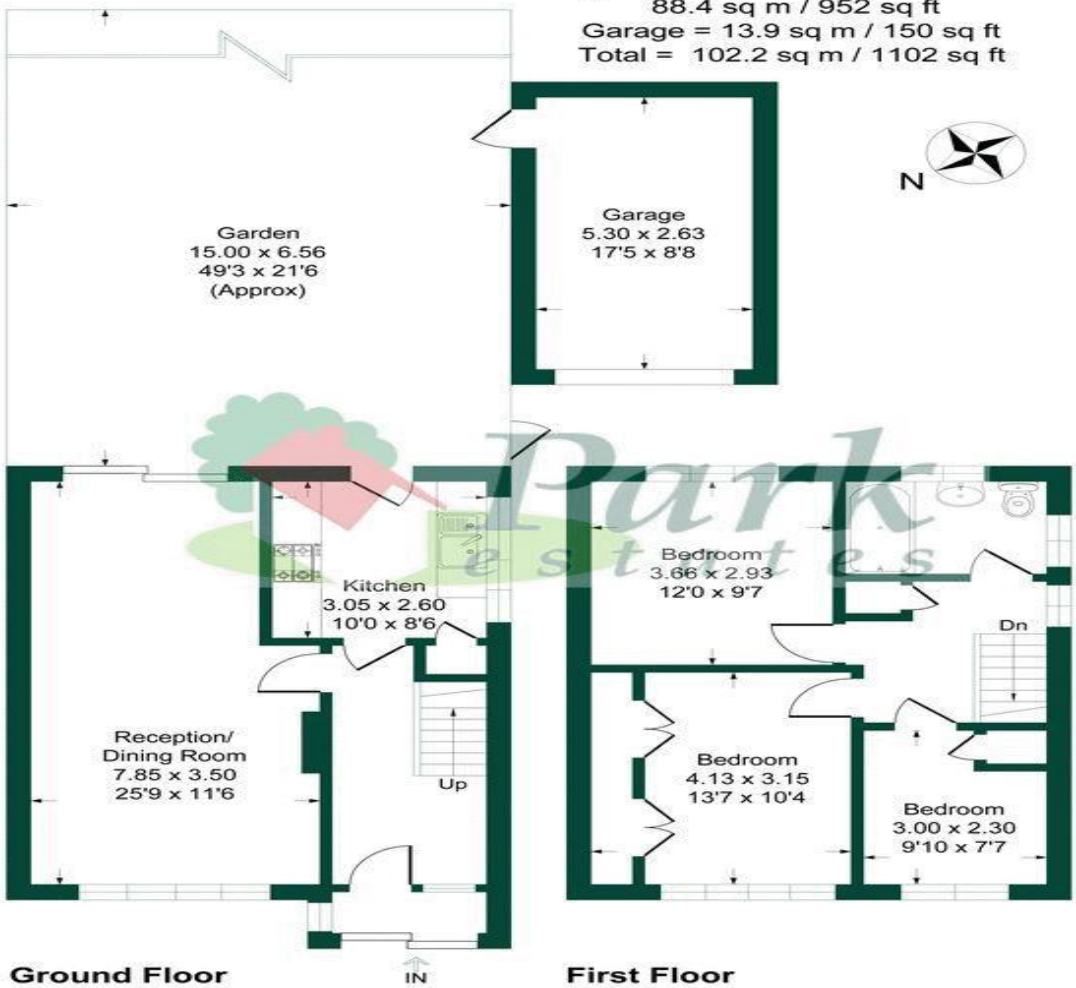




Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	74 C
39-54	E		
21-38	F		
1-20	G		

Briar Road, DA5

Approximate Gross Internal Area
88.4 sq m / 952 sq ft
Garage = 13.9 sq m / 150 sq ft
Total = 102.2 sq m / 1102 sq ft



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

A beautifully presented three-bedroom detached home, peacefully situated on a sought-after and quiet road within the Joydens Wood area. Ideally positioned for families, the property enjoys convenient access to a selection of highly regarded schools including Joydens Wood Primary, Maypole, Wilmington Grammar and Academy, alongside nearby shops and excellent transport links. This fantastic family residence offers generous and well-balanced accommodation, comprising an entrance porch, welcoming hallway, a modern fitted kitchen, and a spacious reception room ideal for both relaxing and entertaining. Upstairs, a bright and airy landing leads to a family-sized bathroom and three well-proportioned bedrooms. The property also presents exciting potential for extension, subject to the necessary planning consents. Further benefits include a garage, off-street parking, double glazing, gas central heating, and attractive front and rear gardens.

Local Authority: Dartford
Council Tax Band: E

