



2

Bedrooms



1

Bathroom



This two-bedroom terraced house in Dartford offers a modern fitted kitchen, two reception rooms, and a generous rear garden. The property features two double bedrooms and a log burner, making it a practical choice for first-time buyers or investors. Located close to the town centre, it provides convenient access to local amenities.

## **Guide Price £320,000 to £340,000**

Located in Dartford, this two-bedroom terraced house offers a comfortable living space with practical features. The property includes two double bedrooms, one bathroom, and two reception rooms, providing ample space for various living arrangements. The modern fitted kitchen is equipped with essential appliances and offers a functional layout for everyday use.

The house is situated close to the town centre, providing easy access to local shops, restaurants, and public transport options. The property is presented with no forward chain, making it an attractive option for those looking to move quickly. The energy rating of D ensures reasonable energy efficiency, contributing to manageable utility costs.

Inside, the living area features a log burner, adding a cozy touch to the space. The two reception rooms offer flexibility for dining and relaxation, while the generous rear garden provides an outdoor retreat for gardening or relaxation.

This property is ideal for first-time buyers or investors seeking a well-located home with practical features. With its proximity to Dartford's amenities and transport links, it offers convenience and accessibility for daily living.

**Lounge: 3.32m x 3.32m (10'11 x 10'11)**

**Dining Room: 3.34m x 3.32m (10'11 x 10'11)**

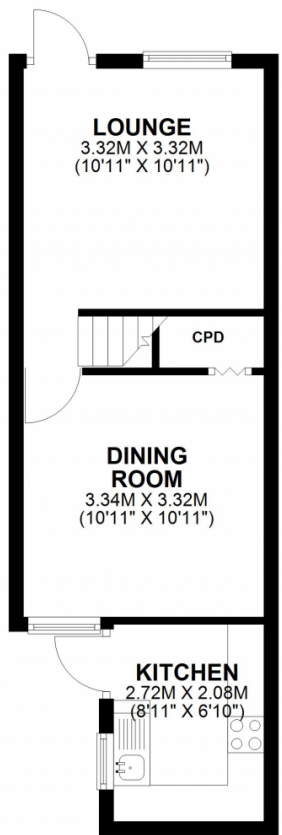
**Kitchen: 2.72m x 2.08m (8'11 x 6'10)**

**Bedroom 1: 3.32m x 3.32m (10'11 x 10'11)**

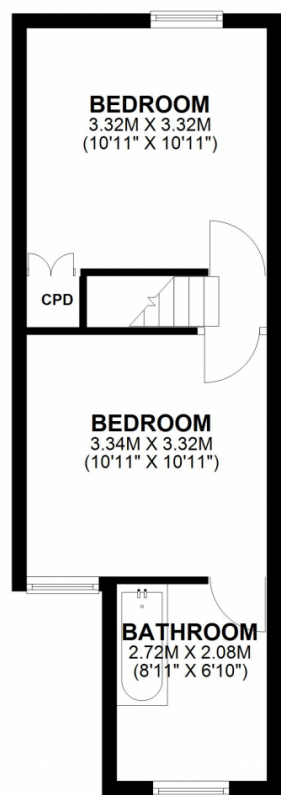
**Bedroom 2: 3.34m x 3.32m (10'11 x 10'11)**

**Bathroom : 2.72m x 2.08m (8'11 x 6'10)**

**GROUND FLOOR**  
APPROX. 31.0 SQ. METRES (333.5 SQ. FEET)



**FIRST FLOOR**  
APPROX. 31.0 SQ. METRES (333.5 SQ. FEET)



TOTAL AREA: APPROX. 62.0 SQ. METRES (667.0 SQ. FEET)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>79</b>
(55-68)	<b>D</b>	<b>68</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>			EU Directive 2002/91/EC

Address: Hawley Road, DA1 1NP

