



Stonewood, Dartford, DA2 8BY
Guide price £400,000 - £425,000 Freehold

Guide Price £400,000 - £425,000. The Homes Group are delighted to offer to the market this beautifully presented three bedroom semi-detached house situated in a cul-de-sac in the Village of Bean. The house is located within walking distance of Bean Primary School and a short drive from Bluewater Shopping Centre and the A2/M25 motorways.

The accommodation comprises of an enclosed porch, entrance hall, a 12'5 x 12'4 living room, an 18'8 x 11'10 fitted kitchen/diner which overlooks the garden to the rear. On the first floor there are three bedrooms and the family bathroom.

To the rear is a 40' garden with storage sheds and a 15'9 x 9'1 summerhouse which is currently used as a garden bar/games room.

Enclosed Porch

Entrance Hall

14'10 x 6' (4.52m x 1.83m)

Living Room

12'5 x 12'4 (3.78m x 3.76m)

Kitchen/Diner

18'8 x 11'10 (5.69m x 3.61m)

Landing

Bedroom One

12'8 x 12'5 (3.86m x 3.78m)

Bedroom Two

12'5 x 9'10 (3.78m x 3.00m)

Bedroom Three

9'8 x 7'8 (2.95m x 2.34m)

First Floor Bathroom

Rear Garden

40' (12.19m)

Summerhouse/Garden Bar

15'9 x 9'1 (4.80m x 2.77m)

Tenure - Freehold

Council Tax - Band D

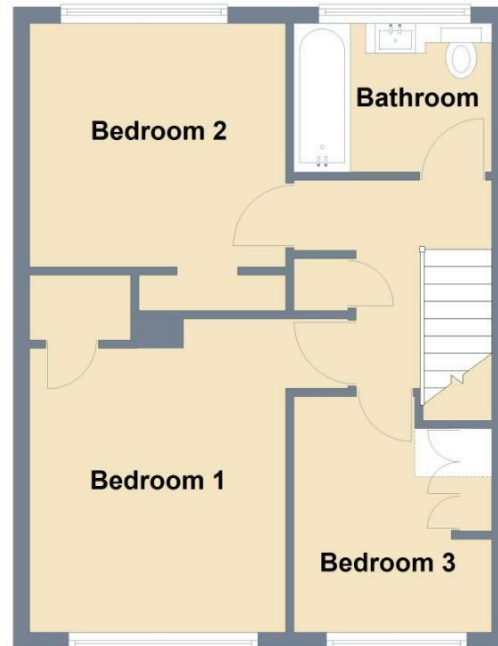




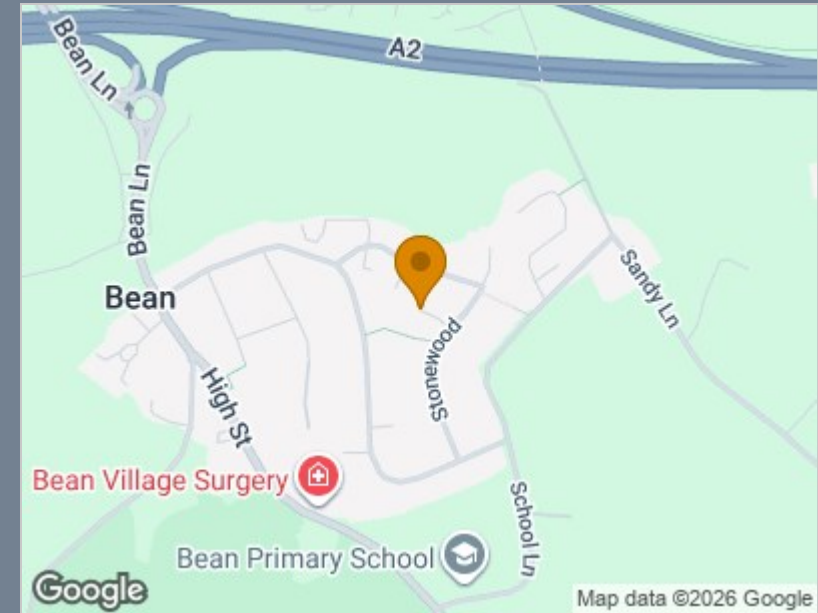
Ground Floor



First Floor



Total area: approx. 87.7 sq. metres (943.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewing

Please contact The Homes Group Office on 01322 875000 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.