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HOMES

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LAND ESTATES

SALES, LETTINGS & MANAGEMENT



## GODMAN WALK DARTFORD

FREEHOLD

**£425,000**

- Four bedroom house.
- Includes a spare toilet, a bathroom and an en-suite.
- Located on The Bridge Development.
- Walking distance to a Fastrack Bus Stop.
- Set over three stories.
- Allocated parking.
- Walking distance to a variety of shops and schools.

£425k - £450k Guide price

Land Estates are pleased to bring to the market this, four bedroom town-house, located on the popular Bridge Development in Dartford.

This property consists of an entrance hallway, a lounge with patio doors opening to the rear garden, a downstairs toilet and a modern kitchen. The first floor offers two double bedrooms, a single bedroom and the family bathroom. Finally the second floor has a huge double bedroom with an en-suite shower room.

The garden is a good size and the property has allocated parking as well as visitor parking.

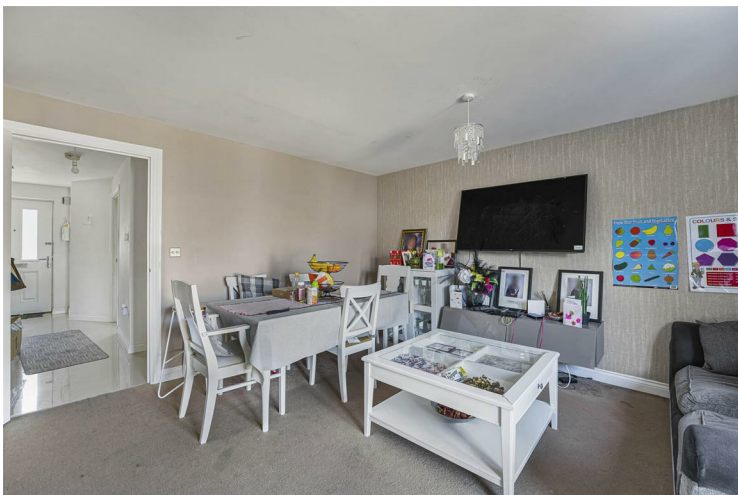
The development has some incredible benefits - with its own shops and schools. It also benefits from "pocket parks" which are dotted around the development for all the residents to enjoy giving it a real sense of community. Although a large development it is also extremely peaceful and this property, being located on Godman Walk really gets the benefit.

Living on this development provides easy access to the Fast Track bus which comes every ten minutes. The stops include Dartford Train Station, Greenhithe Train Station and Bluewater Shopping Centre. Local residents also get a discount when using the Dartford Crossing.

The management company is on site and I am reliably informed that they are extremely helpful. There is CCTV throughout the development which is extremely comforting if you are security conscious.


Annual estate charges apply.

Please contact Land Estates to arrange your viewing.







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>		
(55-68) <b>D</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 &amp; Wales</b>	EU Directive 2002/91/EC 	

**EPC Rating: B      Council Tax Band: E**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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