



## 24 Moss Way

Dartford DA2 7JX

**Offers Around £350,000**



Positioned in an inviting neighborhood on Moss Way, Dartford, this charming terraced house offers a perfect blend of comfort and convenience. Spanning a comfortable amount of square feet, the property features a well-designed layout that includes two spacious double bedrooms, making it ideal for small families or professionals seeking extra space. Upon entering, via the hallway you are welcomed into a bright and airy lounge diner, perfect for both relaxation and entertaining. The fitted kitchen is functional and well-equipped, catering to all your culinary needs. The ground floor also boasts a convenient cloakroom, enhancing the practicality of the home. Upstairs, you will find a modern bathroom that serves the two bedrooms, ensuring that all residents enjoy their own private space. The property is further complemented by a lovely rear garden, predominantly laid to lawn, which provides a serene outdoor retreat. A hard-standing patio area offers an excellent spot for al fresco dining or simply enjoying the fresh air. For those with vehicles, the property includes two allocated parking spaces at the front, a valuable feature in this sought-after location. The surrounding area is rich in amenities, including shops, schools, and parks, making it an ideal choice for families and individuals alike.

With an Energy Performance Certificate rating of d and a council tax band of C, this home is not only comfortable but also efficient. This delightful terraced house on Moss Way presents an excellent opportunity for anyone looking to settle in a vibrant community. Don't miss your chance to make this lovely property your new home.



## Area Map



## Floor Plans

**Ground Floor**

**Floor 1**

**Approximate total area<sup>(1)</sup>**  
692 ft<sup>2</sup>  
64.4 m<sup>2</sup>

**Reduced headroom**  
14 ft<sup>2</sup>  
1.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**

## Energy Efficiency Graph

