

SELLING & RENTING  
HOMES  
— Since 2005 —



LAND ESTATES  
SALES, LETTINGS & MANAGEMENT



## HYDE GROVE DARTFORD

**£450,000**

- Five bedroom house.
- Set over three floors.
- Private outhouse in the garden.
- Bridge Development.
- Chain free.
- One toilet on each floor.
- Two allocated parking spaces.
- Walking distance to a variety of shops and transport options.

CHAIN FREE!

Land Estates are delighted to present this spacious, five-bedroom, end-of-terrace family home, ideally situated within the highly sought-after Bridge Development in Dartford.

If you are searching for a property that offers generous living space across three floors, this impressive home could be the perfect fit.

The ground floor comprises a welcoming entrance hallway, a convenient downstairs toilet, a well-proportioned lounge, and a kitchen.

On the first floor, you will find two double bedrooms, including a spacious master bedroom with an en-suite shower room.

The second floor offers three further double bedrooms and a contemporary family bathroom.

Externally, the property boasts a sun-filled rear garden, complete with the added benefit of an external outhouse for storage or additional use. To the front, there are two allocated parking spaces.

The Bridge Development offers an excellent range of amenities, including on-site shops and a school, as well as attractive "pocket parks" dotted throughout the development, creating a strong sense of community. Despite its size, the development remains peaceful, and this particular home, located on Hyde Grove, benefits from a particularly quiet position.

Further advantages include an on-site management company, known for being extremely helpful, and CCTV coverage throughout the development, offering added peace of mind.

Dartford Town Centre and Dartford Train Station are easily accessible by car or approximately a 30-minute walk. The Fastrack bus service is also within walking distance, providing convenient links to Dartford, Bluewater, and Gravesend.

The estate charge is approximately £1,000 per annum.

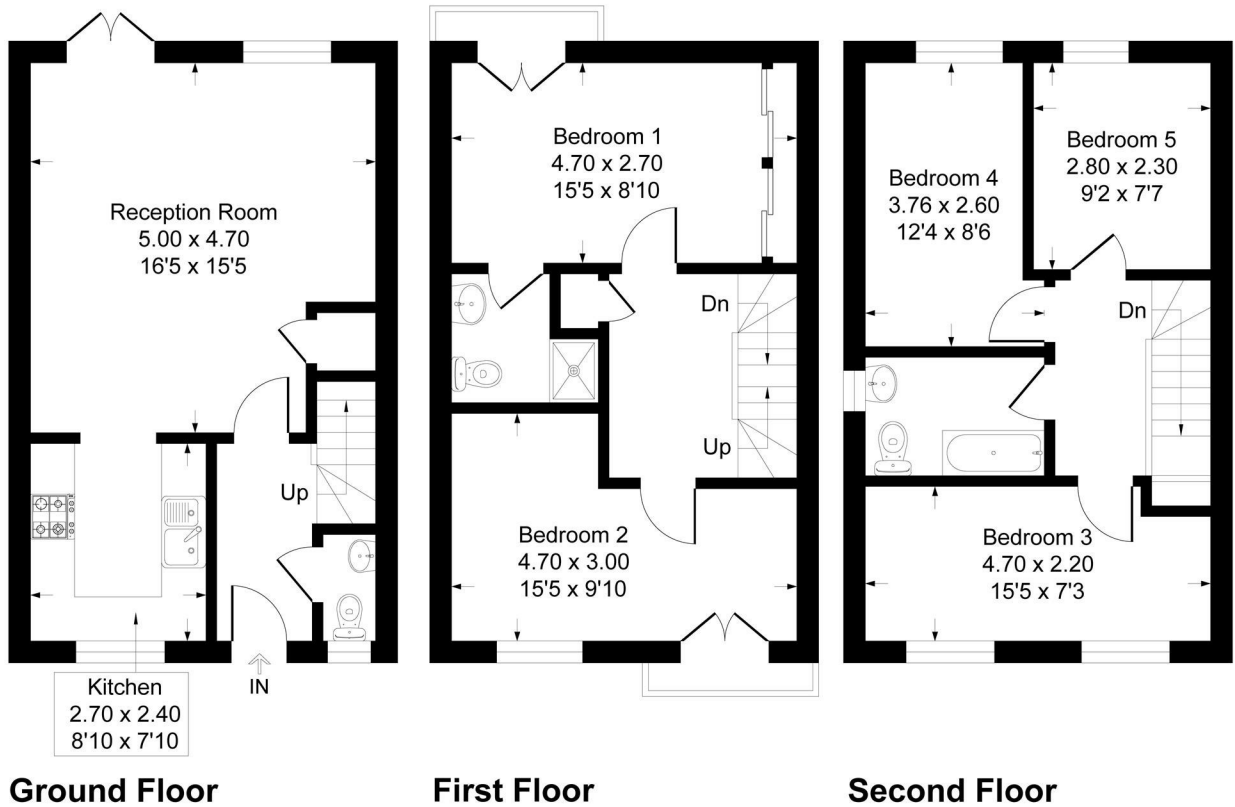
Please contact Land Estates today to arrange your viewing.





# Hyde Grove, DA1

Approximate Gross Internal Area 110.0 sq m / 1184 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



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</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: 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

Land Estate  
6 Market Street  
Dartford  
Kent  
DA1 1ET

01322 413501  
info@landestate.co.uk  
www.landestate.co.uk



**LAND ESTATES**  
SALES, LETTINGS & MANAGEMENT