



27, Leyton Cross Road, Wilmington DA2 7AW  
Guide Price Range £375,000 - £400,000



Guide Price £375,000-£400,000 Well presented two double bedroom period cottage, conveniently situated for popular local schools including Wilmington Grammar, shops, Horse and Groom pub and transport links. An ideal first time buy, the property offers spacious living accommodation comprising of generous living room, modern fitted kitchen, lobby and a ground floor bathroom. To the first floor there are two bedrooms - one of which with a walk in wardrobe and ensuite wc. Additional benefits to note include double glazing, gas central heating, off street parking and a secluded south facing rear garden. Viewing is highly recommended.

Local Authority: Dartford Borough Council  
Council Tax Band: C



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			81
(69-80) <b>C</b>			
(55-68) <b>D</b>		59	
(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	



GROUND FLOOR  
APPROX. FLOOR  
AREA 404 SQ.FT.  
(37.6 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 338 SQ.FT.  
(31.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 742 SQ.FT. (69.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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