

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	74	
(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	



TOTAL FLOOR AREA : 1066 sq.ft. (99.1 sq.m.) approx.  
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LAWRENCE HILL ROAD  
DARTFORD DA1 3AG  
Offers over £450,000



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.





**\*\*Chain Free\*\***

**\*\*Grammar School Location\*\***

Nestled in a sought-after location close to Dartford Grammar Schools, this exceptional three-bedroom property offers a perfect blend of comfort, convenience, and style.

Families will appreciate the convenience of being within the catchment areas for both primary and grammar schools, ensuring access to exceptional educational opportunities for children.

Step into a home where every detail has been carefully curated to perfection. From the moment you enter, you'll be greeted by the impeccable decor that permeates every corner of this residence, ensuring a sense of luxury and elegance at every turn, promising a delightful living experience.

Enhancing its appeal, the house has a beautiful kitchen, two modern bathrooms and three good size bedrooms. Plus discover the enchanting garden room, a versatile space that can serve as an office, a sanctuary for relaxation, or a charming spot to entertain guests. Embrace the tranquillity of your surroundings and make this space uniquely yours.

Residents will also enjoy the perfect blend of suburban tranquillity and urban convenience. With close proximity to Dartford Town centre and train station, commuting is a breeze, while local amenities are within easy reach.

This charming property will be available on a chain free basis offering you the opportunity to start a new chapter in your dream home.

Arrange a viewing today and prepare to fall in love with your future home sweet home!

**3 BEDROOMS • 1 RECEPTION ROOMS • 2 BATHROOMS**

## LAWRENCE HILL ROAD

DARTFORD DA1 3AG

- CHAIN FREE
- THREE BEDROOMS
- CATCHMENT TO SOUGHT AFTER PRIMARY & GRAMMAR SCHOOLS
- CLOSE TO DARTFORD TRAIN STATION
- PRIVATE DRIVEWAY
- TWO MODERN BATHROOMS
- CLOSE TO DARTFORD TOWN CENTRE
- GOOD ACCESS TO TRANSPORT LINKS
- COUNCIL TAX C

