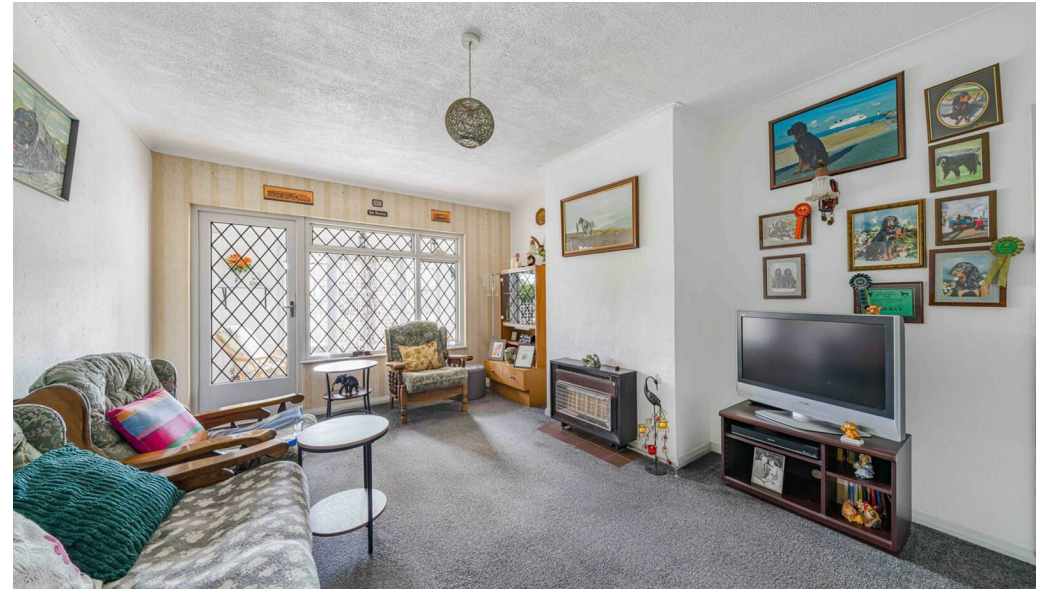




56, Squires Way, Joydens Wood DA2 7NW
Guide Price £425,000



Guide Price £425,000-£450,000 A spacious two bedroom semi detached bungalow positioned within the ever popular Joydens Wood area, ideally placed for local shops, eateries, well regarded schools, Joydens Wood Nature Reserve, bus routes, and wider transport links. The property offers excellent potential for future extension (subject to the relevant planning consents) and currently features well arranged accommodation comprising an entrance hall, two bedrooms, a modern shower room, kitchen, a comfortable reception room, and a conservatory overlooking the garden. Externally, the home enjoys both front and rear gardens, with the front providing off street parking and the rear offering a generous, versatile space ideal for outdoor entertaining. Additional benefits include double glazing, electric heating, and a garage. Viewing is highly recommended for buyers seeking a home with scope, convenience, and a desirable Joydens Wood setting.

Local Authority: Dartford
Council Tax Band: D



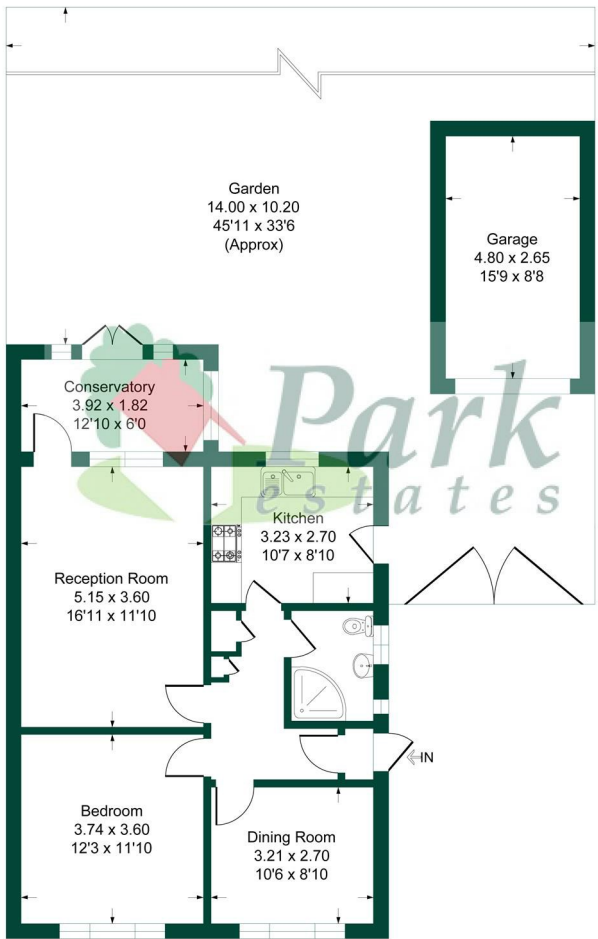
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Squires Way, DA2

Approximate Gross Internal Area = 70.5 sq m / 759 sq ft
Garage = 12.7 sq m / 137 sq ft
Total = 83.2 sq m / 896 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	43	71
England & Wales		
	EU Directive 2002/91/EC	



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

Every care has been taken with the preparation of details, but accuracy is in no way guaranteed. These particulars do not constitute a contract and are issued and accepted on the express understanding that all negotiations will be conducted through Park Estates. The seller does not make or give, nor do we or our employees have any authority to give a representation or warranty in relation to the property. Please contact this office before viewing the property. If there is any point which is of particular importance to you, we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information that we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made by us to the effect that the information provided by us has not been verified.