



£435,000
Tynedale Close, Dartford, Kent, DA2 6LL

Christopher Russell
PROPERTY SERVICES



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Christopher Russell LLP. Registered in Cardiff. Partnership No. OC329088

A very well maintained three bedroom semi detached house on a wider than average corner plot with ample opportunities for a sizeable extension, situated on the popular Fleet Estate, just a few minutes walk from Fleetdown Primary Academy.

Accommodation comprises to the ground floor entrance porch, large lounge, contemporary kitchen/dining room and conservatory.

Upstairs are two double bedrooms, a single bedroom and modern bathroom with separate WC.

Outside the front garden is paved with well maintained raised flower beds.

The rear South West facing rear garden is terraced with mature plants and shrubs and a fish pond together with a decked area. Behind this is access to the garage which also provides its own private driveway.

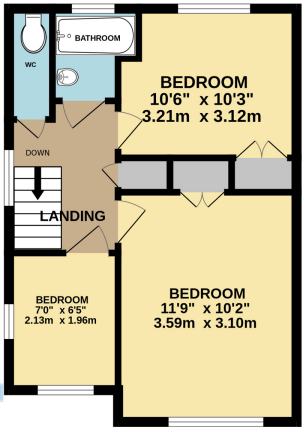
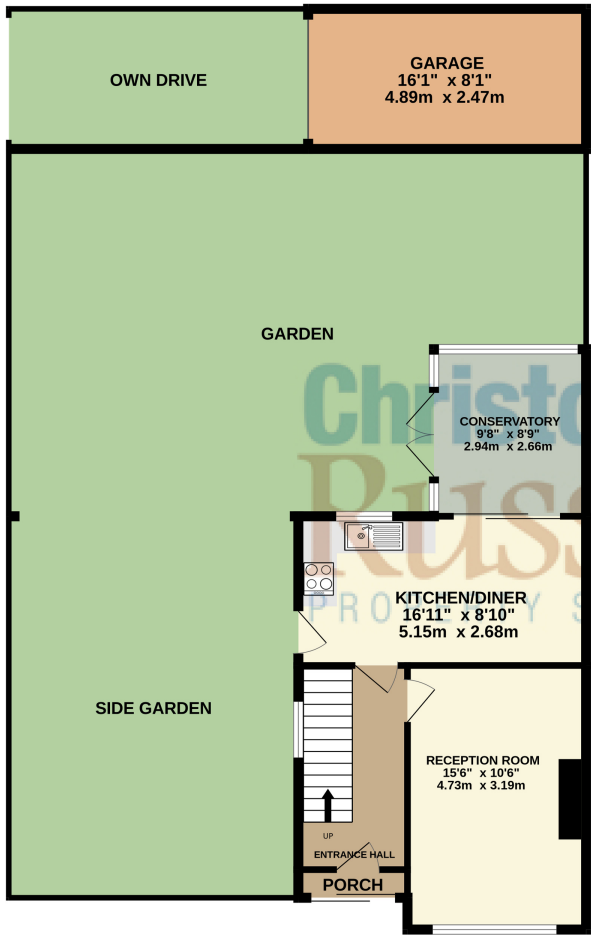
Council Tax Band D.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

GROUND FLOOR
617 sq.ft. (57.3 sq.m.) approx.

1ST FLOOR
400 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA : 1017 sq.ft. (94.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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