

£435,000

Tynedale Close, Dartford, Kent, DA2 6LL



AGENTS NOTES: No statement in these particulars is to be relied upon as representations of fact and purchasers should satisfy themselves by inspection, or otherwise, as to the accuracy of the statements contained herein. These details do not constitute any part of any offer or contract. Christopher Russell have not tested any equipment or heating system mentioned and purchasers are advised to satisfy themselves as to their working order. Great care is taken when measuring but measurements should not be relied upon for ordering carpets, equipment etc.

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.

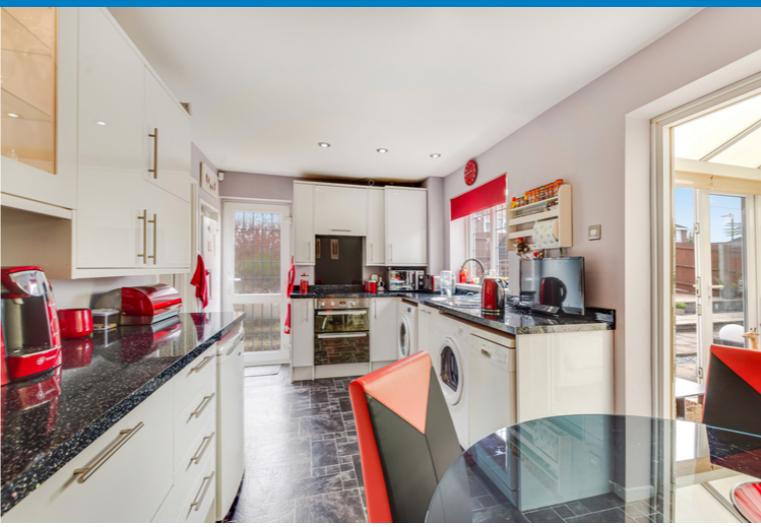
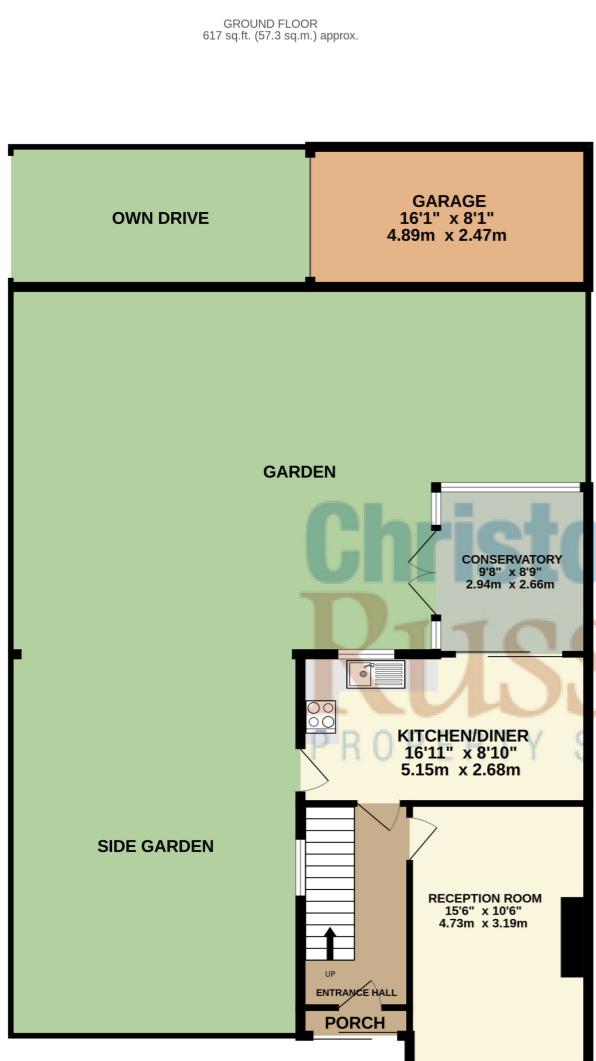
Accommodation comprises to the ground floor entrance porch, large lounge, contemporary kitchen/dining room and conservatory.

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			