



Offers In Region Of £525,000

Dale Street, Dartford, Kent, DA1 5TY

**Christopher
Russell**
PROPERTY SERVICES



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Christopher Russell Property Services

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Stunning four bedroom, three bathroom house situated in a quiet cu de sac very within the Phonenix Quarters Development conveniently located for Dartford Train Station which is less than half a mile away.

This beautifully presented family home provides versatile accommodation over three floors.

The lower ground floor features open planned living space that has a lounge area with patio doors leading to a south facing landscaped rear garden and a fitted integrated kitchen.

The ground floor features a large double bedroom that could be a reception room that overlooks the rear aspect, a shower room and a single bedroom that is currently used as an office.

On the first floor are two double bedrooms with two en suites, one with a shower enclosure room and the other with a bath.

There are many features of a modern home only developed a few years ago, which has been built to a good standard and high specification.

Location- Near to River Mill Primary, Temple Hill Primary Academy, St Anselm's Catholic Primary & The Leigh UTC schools.

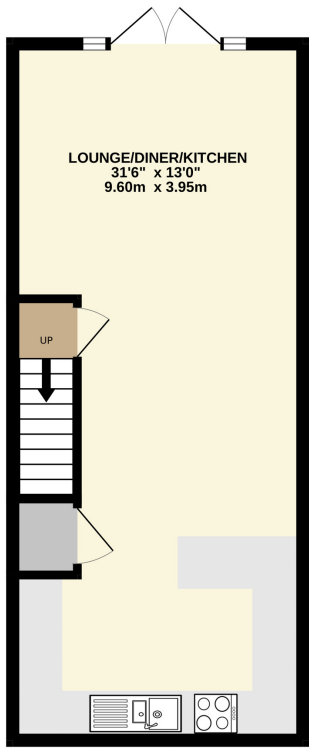
Under half a Mile from Dartford Train Station and within easy reach is The Dartford Crossing, Bluewater Shopping Centre along with The M25 & A2.

Council Tax Band E.

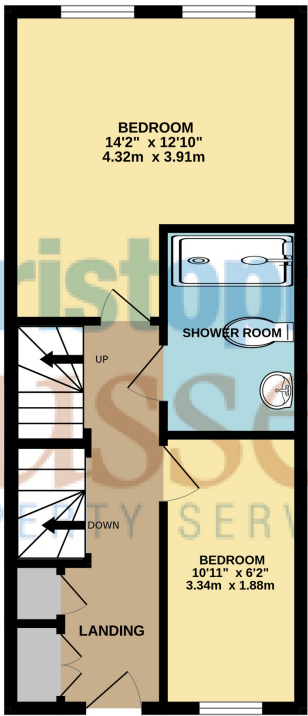


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	86	96
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

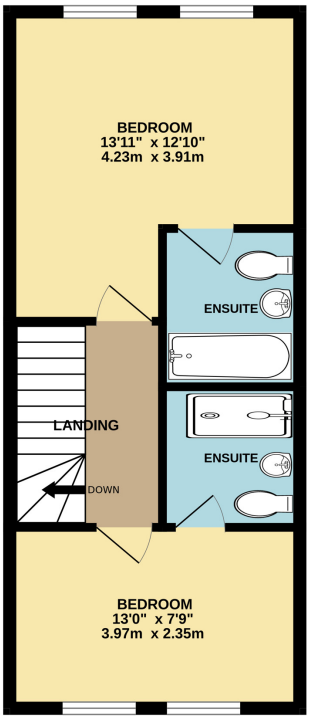
GROUND FLOOR
408 sq.ft. (37.9 sq.m.) approx.



1ST FLOOR
408 sq.ft. (37.9 sq.m.) approx.



2ND FLOOR
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA : 1223 sq.ft. (113.6 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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