



36 Ashen Drive, Dartford, DA1 3LU
£625,000

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- CHAIN FREE SALE
- 4 Bedroom Semi-Detached Family Home
- Family Bathroom & Master En-Suite
- Extended Kitchen Diner Offering Six Meters of Extra Space
- Block Paved Driveway & Well Presented Garden
- Located Between Crayford & Dartford Stations
- Viewing Advised

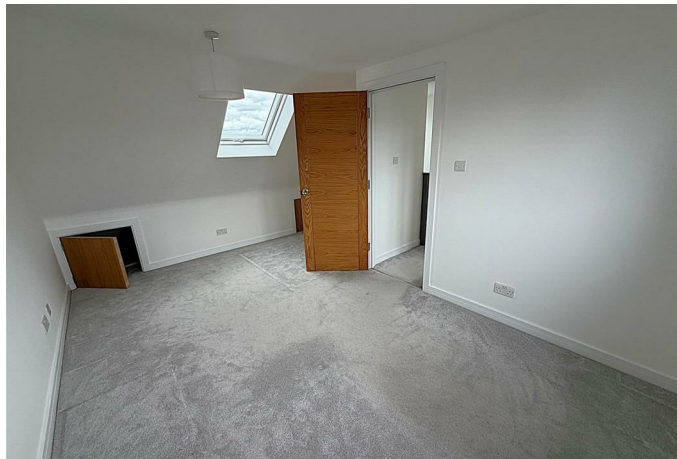


**** Guide Price £625,000 to £650,000 ****

A family home, refurbished and ready to move straight into, offering 4 bedrooms, 2 shower rooms - including a master en-suite and to the rear ground floor a stunning open plan kitchen/family room boasting a 6 meter extension. The property is located on a residential side road, within reach of Dartford Town Center and is positioned between Crayford and Dartford stations. With a well presented rear garden and attractive paved driveway to the front, the hard work has been done and the quality is on offer to see. This chain free family home deserves your viewing attention.

Viewing

Strictly by appointment with Edmunds Petts Wood 01689 819991. If there is any point which is of particular importance to you we invite you to discuss this with us, especially before you travel to view the property.



Ground Floor

Approx. 35.7 sq. metres (383.9 sq. feet)



First Floor

Approx. 33.0 sq. metres (355.7 sq. feet)



Total area: approx. 68.7 sq. metres (739.6 sq. feet)

IMPORTANT NOTES:

1. Every care has been taken in the preparation of these particulars but their accuracy is not guaranteed and they do not form part of the contract. Descriptions are given in good faith and as an opinion of the Agents - not as a statement of fact. 2. Measurements are approximate and any reference to any particular use of any part of the property or to alterations is not intended to imply that planning or building regulations or other consents have been obtained. We have not tested any appliances, services, heating systems, fixtures or fittings and so cannot guarantee they are in good working order. Prospective purchasers should undertake their own tests, enquiries or surveys before entering into any commitment. Photographs are reproduced for general information and it must not be inferred that any item shown is included in the sale. 4. These particulars are issued on the understanding that all viewings and negotiations are conducted through the Agent.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C		
(55-68) D		
(39-54) E	58	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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