



Hayes Road, , DA9 9DW  
Guide price £325,000





GUIDE PRICE £325,000 - £340,000. Offered in EXCELLENT CONDITION is this MODERN, THREE BEDROOM end of terrace home Situated conveniently for sought after schooling, Bluewater shopping centre & Darent Valley Hospital. Providing OFF ROAD PARKING for two vehicles plus GARAGE en-bloc, a low maintenance garden, MODERN Kitchen & Bathroom, CLOAKROOM, double glazed windows, SOLAR PANELS & gas fired central heating. Viewings come HIGHLY RECOMMENDED.

#### **Entrance Hall**

Real wood flooring. Radiator. Double glazed door to front. Door to Cloakroom. Door to Lounge.

#### **Cloakroom**

5'1" x 2'1" (1.57 x 0.64)  
Carpeted. Frosted double glazed window to side. Radiator. Low level WC. Wash hand basin with tiled splash backs.

#### **Lounge**

13'0" x 13'5" (3.97 x 4.09)  
Real wood flooring. Double glazed window to front. Radiator. Telephone point. TV aerial point. Under stair storage cupboard. Open to Dining Room.

#### **Dining Room**

9'6" x 8'7" (2.92 x 2.64)  
Real wood flooring. Double glazed sliding doors to Garden. Radiator. Open to Lounge. Doorway to Kitchen.

#### **Kitchen**

9'6" x 7'2" (2.90 x 2.19)  
Tiled flooring. Double glazed window to rear. Matching range of wall and base units with work top over and tiled splash backs. One and half bowl sink unit with mixer tap and drainer. Space for fridge freezer & washing machine. Integrated dishwasher & electric oven. Gas hob with extractor over.

#### **Landing**

Carpeted. Airing cupboard. Double glazed window to side. Doors to:

#### **Master Bedroom**

9'9" x 9'5" to wardrobes or 11'4" into wardrobes (2.98 x 2.88 to wardrobes or 3.47 into wardrobes)  
Carpeted. Double glazed window to rear. Radiator. Fitted wardrobes.

#### **Bedroom Two**

10'0" into doorway x 11'7" (3.06 into doorway x 3.55)  
Carpeted. Double glazed window to front. Radiator. Access to loft.

### Bedroom Three

7'8" x 7'8" widest points (2.36 x 2.36 widest points)

Carpeted. Double glazed window to front. Radiator. Fitted wardrobes.

### Bathroom

6'5" x 6'1" (1.96 x 1.87)

Tiled flooring. Frosted double glazed window to rear. Radiator. Panelled bath with mixer tap and electric power shower over. Low level WC. Pedestal wash hand basin with mixer tap. Part tiled walls. Extractor fan. Shaving point.

### Garden

30'11" x 20'5" (9.44 x 6.23)

Decked area. Mainly laid to lawn. Various plants and shrubs. Side access. Outside tap. Summerhouse with power and lighting.

### Garage

En-bloc. Up & over door.

### Additional Information

#### SERVICE CHARGE

£107.37 per annum - We have been informed by the sellers that there is a service charge for the upkeep of the area which is paid annually. We advise that you clarify this cost with your solicitor before commitment to purchase.

### COUNCIL TAX

Dartford Borough Council - Band D.

### COMMUTING

Stone Crossing Station - 0.8 Miles.

M25 for A2 or QE2 Bridge - 1.7 Miles.

### SCHOOLING

Stone St Mary's C of E School - 0.3 Miles.

The Leigh Academy - 2.0 Miles accessible via Bus Route - Fastrack B from Outside Darent Valley Hospital.

Dartford Grammar School - 3.7 Miles - Accessible via Bus Route - 492 from Adj The Bull on London Road.

### LOCAL AREA

Bluewater Shopping Centre - 1.3 Miles via Cliff Reach.

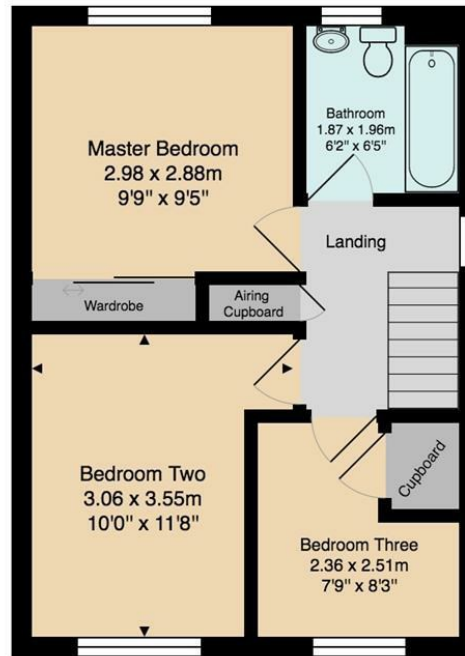
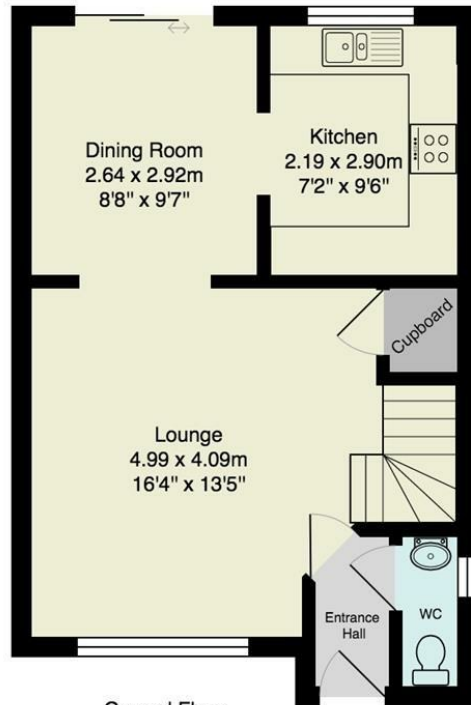
Darent Valley Hospital - 0.7 Miles.

### Disclaimer

Please Note: All measurements are approximate and are taken at the widest points. They should not be used for the purchase of furnishings or floor coverings. Please also note that The Property Cloud have not seen any paperwork relating to any



Hayes Road, Greenhithe, Kent, DA9 9DW.



Total Approx Floor Area: 72.7 m<sup>2</sup> ... 782 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 can be given.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
69	73	69	74

Not energy efficient - higher running costs  
EU Directive 2002/91/EC  
**England & Wales**

Very environmentally friendly - lower CO<sub>2</sub> emissions  
EU Directive 2002/29/EC  
**England & Wales**

building works that may have been carried out within this property, nor have we tried or tested any appliances or services. These particulars do not form part of any contract, floor plans & photographs, whether enhanced or not, are for general guidance only. We would strongly recommend that the information which we provide about the property, including distances, is verified by yourselves upon inspection and also by your solicitor before legal commitment to the purchase.