



East Hill, Dartford, DA4 9AW

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Price: £340,000

## Summary

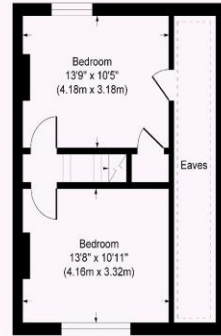
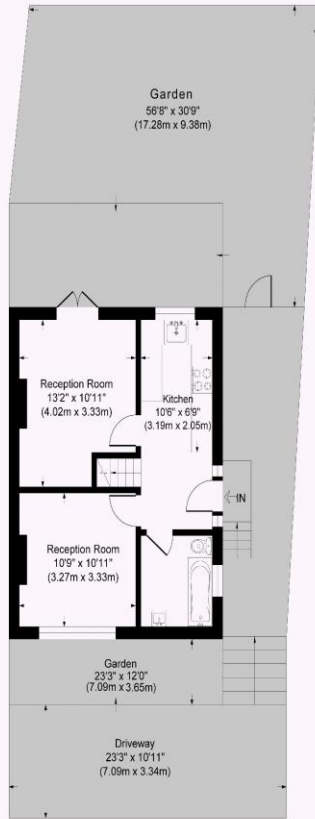
Situated within a lovely residential pocket of South Darenth, this charming two bed semi-detached chalet has been well modernised to give a contemporary feel throughout which is sure to resonate with those looking to downsize or considering their first family home. Both kitchen & bathroom have been renovated in recent years, whilst the two double bedrooms upstairs are considerable double rooms. The current owners also ensured practicality by having a driveway to front, whilst the rear garden is a real feature to be enjoyed, spanning approximately 50ft and is South-facing. With viable schooling options, local bus routes and accessibility to Farningham train station - there's something for everyone here and we don't anticipate this property will remain available for long!

## Features

- Freehold House
- Chalet Style
- Off Road Parking
- South Facing Garden
- Two Double Bedrooms
- New Kitchen
- New Bathroom







## East Hill

Approximate Gross Internal Area  
 Ground Floor = 40.8 sq m / 440 sq ft  
 First Floor = 30.8 sq m / 332 sq ft  
 Total = 71.7 sq m / 772 sq ft  
 (\*Excluding Eaves Storage)  
 Total = 81.7 sq m / 880 sq ft  
 (\*Including Eaves Storage)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



23/11/2023, 15:49 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

### Energy performance certificate (EPC)

56, East Hill South Darenth DARTFORD DA4 9AW	Energy rating <b>E</b>	Valid until 20 January 2028
Certificate number 8398-7128-8220-2108-8628		

**Property type**  
Semi-detached house

**Total floor area**  
73 square metres

**Rules on letting this property**  
Properties can be let if they have an energy rating from A to E.  
\*You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/landlords-owning-a-property-what-you-need-to-know-about-letting-landlords-owning-a-property-what-you-need-to-know-about-letting)

**Energy efficiency rating for this property**  
This property's current energy rating is E. It has the potential to be B.  
[See how to improve this property's energy performance.](#)

https://find-energy-certificates.service.gov.uk/energy-certificates/8398-7128-8220-2108-8628

All measurements are approximate and are taken at the widest points. They should not be used for the purchase of furniture. Please note that appliances & services have not been tested. These particulars are issued on the express understanding that all negotiations are conducted through Anthony James Residential. They do not form part of a contract and are for general guidance only. We would strongly recommend that the information which we provide about the property is verified by yourselves on inspection and also by your solicitor before legal commitment to purchase. Photos and images are subject to copyright law.

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