

**SELLING & RENTING  
HOMES**  
— Since 2005 —



**LAND ESTATES**  
SALES, LETTINGS & MANAGEMENT



## **WORDSWORTH WAY DARTFORD**

**£1,750**

- Three bedroom house.
- Private garage and rear drive for two cars.
- Walking distance to Dartford Town Centre.
- Walking distance to Dartford Train Station.
- Walking distance to a variety of schools and shops.



Land Estates are pleased to bring to the market this three bedroom house located in Dartford.

This house comprises of an entrance hall, a lounge/diner and a kitchen.

To the first floor there is the family bathroom and three double bedrooms, one of the bedrooms is only accessible via the second bedroom.

The property also benefits from a very well kept garden, a rear drive for two cars and a private garage.

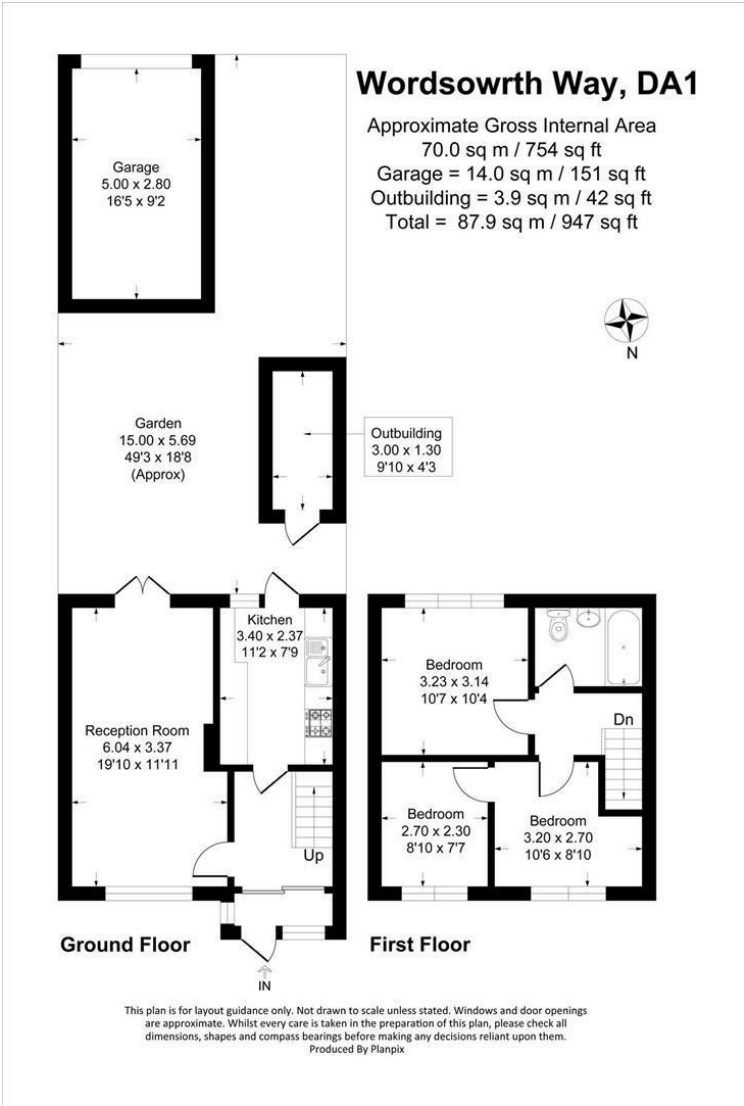
Wordsworth Way is in a great location and is within walking distance to Dartford Train Station, Dartford Town Centre and a variety of schools.

Please contact Land Estates to arrange a viewing or if you have any questions.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	76
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

**EPC Rating: D      Council Tax Band: C**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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