

**SELLING & RENTING  
HOMES**

— Since 2005 —



**LAND ESTATES**

SALES, LETTINGS & MANAGEMENT



## **KIRBY ROAD DARTFORD**

**£625 Per Month**

- Room to rent.
- Furnished.
- Walking distance to a variety of transport options.
- All bills included.
- Walking distance to Darenth Valley Hospital.

## ROOM TO LET – ALL BILLS INCLUDED!

Land Estates is thrilled to present an exceptional opportunity to rent a spacious single room in the desirable area of Stone/Dartford. This well-appointed room is perfect for professionals seeking comfort and convenience.

Generously spaced single room is designed for comfort and privacy, making it an ideal retreat. It's modern and fresh decor offers a welcoming atmosphere, creating a home-like feel.

The room comes complete with a small double bed, a stylish wardrobe, a functional desk and chair, and high-speed broadband and Wi-Fi access, ensuring you have all the essentials for a conducive living and working environment.

Enjoy access to a well-equipped communal kitchen featuring essential appliances, including a modern oven, fridge-freezer for your perishables, and a washing machine for your laundry needs. This kitchen is perfect for preparing meals and socialising with house mates.

The bathroom is shared, providing ample facilities for residents. Additionally, the property boasts a lovely shared garden, where you can relax and unwind during your leisure time.

Situated conveniently close to Darenth Valley Hospital, this property offers a practical solution for healthcare professionals or visitors. You'll also find a variety of transport options within walking distance, ensuring easy connectivity to Dartford and surrounding areas.

The room is offered fully furnished and is available for immediate occupancy, making it a hassle-free move-in experience.

Don't miss out on this fantastic rental opportunity! Call Land Estates today to arrange your viewing and secure your new home. We look forward to helping you find your perfect living space!







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
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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