

Brookbanks

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Forge Lane

Dartford, DA4 9DR

Guide Price £395,000

Horton Kirby Village

Close to Village Pub

19' Lounge

Semi Detached Bungalow

Oven & Hob

Shower Room

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Set in the sought after Horton Kirby Village lies this two bedroom, spacious, semi-detached bungalow, set back from the road, benefiting from both front and rear gardens and a detached garage to rear this home is one not to be missed. Upon entering the property, you are welcomed with an entrance porch, hallway, 19' lounge, 13' kitchen/diner, 15' utility room, two bedrooms and a shower room. The property also offers subject to planning permission, a possible loft conversion, to give even more space if needed. Close to local amenities, schools and transport links, you are able to enjoy the peaceful Village life whilst still being in close proximity to everything you need. An internal viewing is highly recommended, so call Brookbanks today to arrange your viewing now.



ACCOMMODATION

Front Garden

Steps leading up. Paved. Laid Lawn.

Entrance Porch

Double glazed leaded light door with double glazed window to side. Tiled flooring.

Entrance Hall

Part glazed entrance door with frosted window to side. Oak wood floor. Double radiator.

Lounge 19' 8" x 11' 5" (5.99m x 3.48m)

Double glazed window to front. Oak wood floor. Coved ceiling. Double radiator. Fire place with electric fire.

Kitchen/Diner 13' 11" x 12' 6" (4.24m x 3.81m)

Double glazed window to rear. Part glazed door leading to utility room. Oak wood floor. Double radiator. Range of wall and base units with built-in oven and hob, breakfast bar. One and half single drainer sink unit with mixer tap.

Utility Area 15' 0" x 6' 4" (4.57m x 1.93m)

Double glazed door leading to front garden. Double glazed door leading to garden with double glazed window to rear. Carpet. Electric heater. Range of wall and base units. Plumbing for washing machine. Electric boiler cupboard.

Bedroom One 12' 10" x 11' 6" (3.91m x 3.50m)

Double glazed window to rear. Carpet. Coved ceiling.

Bedroom Two / Dining Room 11' 10" x 9' 8" (3.60m x 2.94m)

Double glazed window to front. Coved ceiling. Electric radiator.

Shower Room 8' 8" x 5' 10" (2.64m x 1.78m)

Double glazed frosted window to side. Oak wood floor. Low level w.c. Pedestal hand wash basin. Double shower cubicle.

Rear Garden

Patio area. Laid lawn. Flower beds. Rear access. Outside tap.

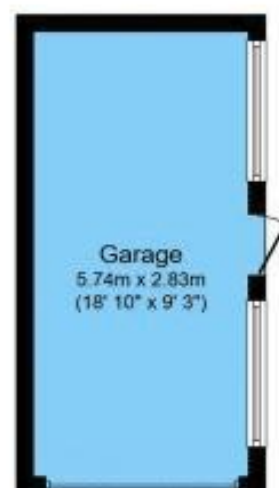
Garage 18' 10" x 9' 6" (5.74m x 2.89m)

Electric door. Power & light. Access via private road.





Floor Plan



Garage



Total floor area 87.0 sq.m. (937 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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EPC Rating: D

Council Tax Band: D

Viewers notes...

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if travelling some distance. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order. Please be advised that some of the particulars may be awaiting vendor approval. Please contact the branch who can provide confirmation if required.