



**Common Lane
Dartford
Kent
DA2**

Offers In Excess Of £410,000

bettermove 

Common Lane

Dartford

Bettermove are proud to present this 3 bedroom cottage in Dartford.

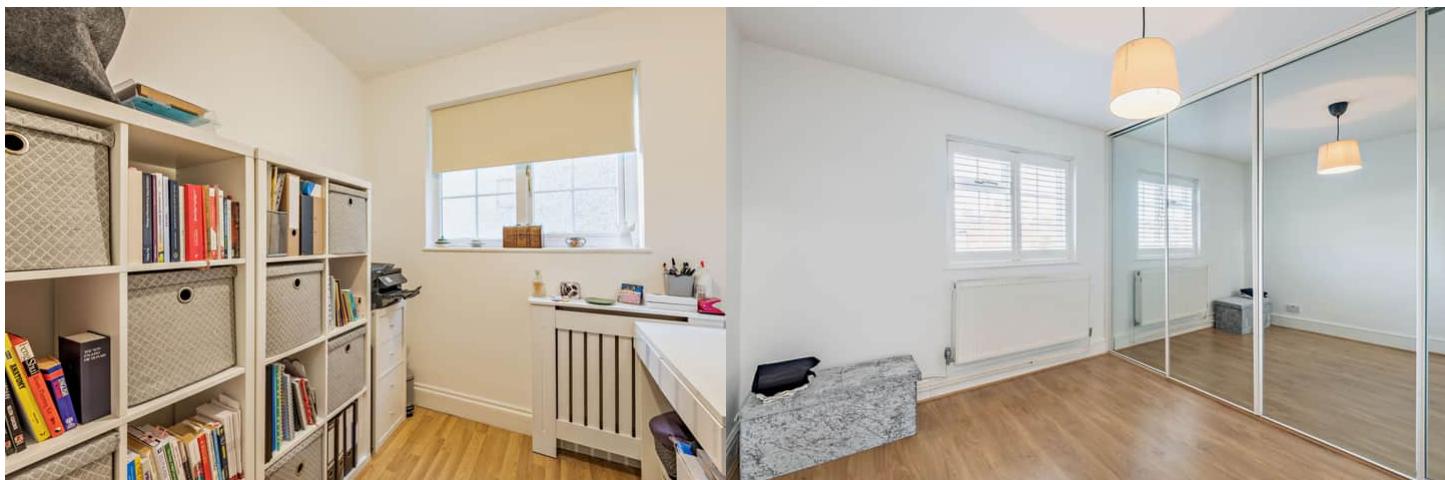
This property benefits from double glazing and gas central heating throughout, with off road parking available via the driveway.

The council tax band is D.

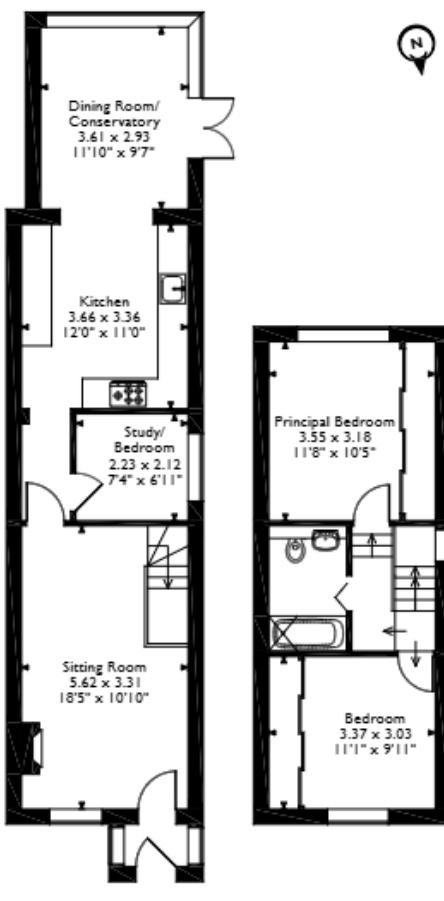
The interior of this beautifully presented property comprises a spacious living room, fitted kitchen, dining area/conservatory and a small bedroom/study room on the ground floor. The first floor consists of two double bedrooms, alongside the family bathroom. Outside, the property boasts a private rear garden, with both lawn and patio areas, perfect for enjoying the summer months. Additionally, planning permission has been granted for a one bedroom annexe, with the footings already completed.

Located in the popular town of Dartford, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and schools, including Wilmington Grammar School, located within walking distance. Excellent transport links can be found from Dartford Train Station, a variety of local bus routes, and quick access to the A2, leading to the M25.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove.



Common Lane, Dartford, Kent
Approximate Gross Internal Area
82 Sq M/883 Sq Ft



Ground Floor

First Floor

Please note that the location of doors, windows and other items are approximate and not to scale. It is to be used for illustrative purposes only. Detailed floor plans are available on request.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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