



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.

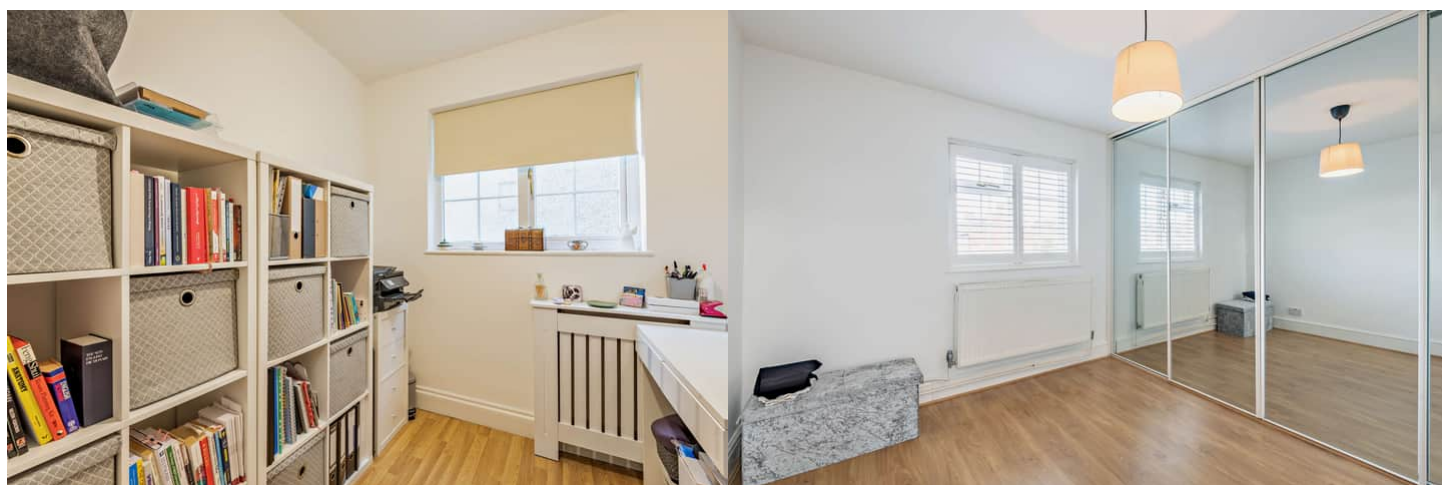
This property benefits from double glazing and gas central heating throughout, with off road parking available via the driveway.

The council tax band is D.

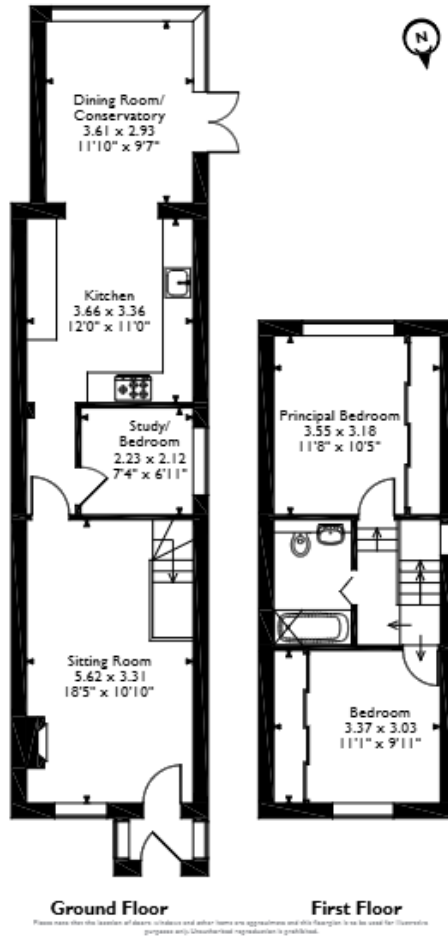
The interior of this beautifully presented property comprises a spacious living room, fitted kitchen, dining area/conservatory and a small bedroom/study room on the ground floor. The first floor consists of two double bedrooms, alongside the family bathroom. Outside, the property boasts a private rear 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



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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		71
(55-68) <b>D</b>		
(39-54) <b>E</b>	51	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales		EU Directive 2002/91/EC



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