

# Reeds Rains

The Estate Agent

[www.reedsrains.co.uk](http://www.reedsrains.co.uk)



Barham Road, Dartford

**Offers In Excess Of £159,995**

Dartford  
Hythe Street, Dartford, DA1 1BX  
01322 224436 [Dartford@reedsrains.co.uk](mailto:Dartford@reedsrains.co.uk)



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## Barham Road, Dartford

are you looking for a property which is in good order throughout and within walking distance to Dartford town centre and main line station then this two bedroom semi detached house would be ideal for you. The accommodation comprises lounge/diner, fitted kitchen, landing, two bedrooms and a separate upstairs bathroom. Benefits to note are double glazed windows, gas fired central heating plus front and rear gardens. A great property for the first time buyer.

### Lounge/Dining Room 21'8" x 11'1"

Double glazed window to front and rear, entrance door, two double radiators, fitted carpet.

### Kitchen

Door to garden, laminated floor, range of wall and base units, double radiator, plumbed for washing machine, partly tiled walls, single drainer sink unit.

### Landing

Fitted carpet, access to loft.

### Bedroom 1 11'1" x 10'9"

Double glazed window to front, radiator, fitted carpet.

### Bedroom 2 10'5" x 6'4"

Double glazed window to rear, fitted carpet, radiator.

### Bathroom

Double glazed window to rear, storage cupboards, wall mounted central heating boiler, vinly floor, panelled bath, wash hand basin, wc.

### Front Garden

Small frontage

### Rear Garden 42'0" x 0'0"

Side pedestrian access, laid to lawn, patio.

### Reeds Rains Mortgage Advice

We can introduce you to the team of highly qualified Mortgage Advisers at Reeds Rains Ltd. They can provide you with up to the minute information on many of the interest rates available. To arrange a fee-free, no obligation appointment, please telephone this office.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

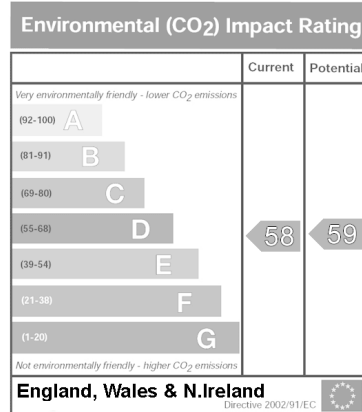
### All Measurements

All Measurements are Approximate

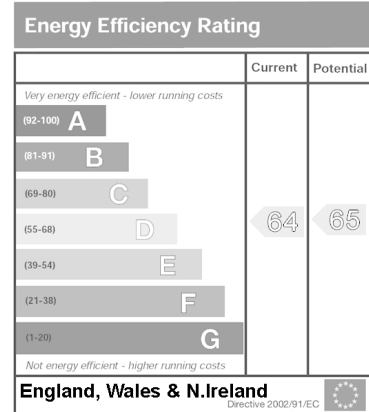
### Laser Tape Clause

**Agent's Notes** Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide emissions. The higher the rating the less impact it has on the environment.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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