



**Hillside Barn Bower Lane, Dartford  
Kent DA4 0HN  
£2,000 Per month**

FIRST VIEWING DAY SATURDAY 7TH JANUARY MID DAY - A unique opportunity to make this four bedroom semi-detached Grade 2 listed spacious and modern converted barn into a super family home. Comprising entrance hall, downstairs cloakroom, spacious modern fitted kitchen opening into the open plan living/dining room with doors leading to the low maintenance rear garden.

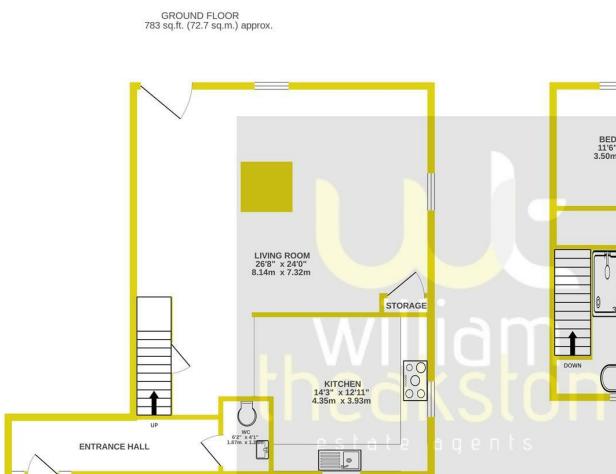
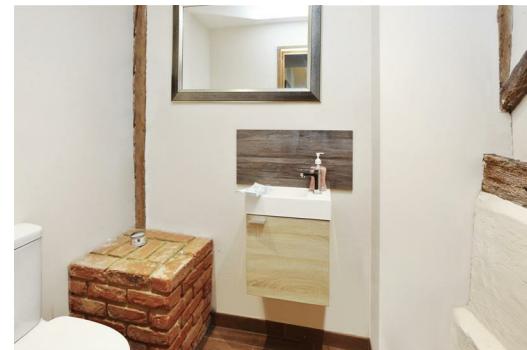
Upstairs are four double bedrooms and a single bedroom with a fantastic four piece family bathroom.

The property is situated on a quiet lane walking distance to the pretty village of Eynsford in the Darent Valley, part of the Kent Downs Area of Outstanding Natural Beauty, with the attractions of Castle and Roman villa ruins in both Eynsford and Lullingstone nearby. The village has a general store, three public houses, tea room, butcher, Church and village hall. Eynsford station 0.5 miles distant has direct services to London Blackfriars in under 1 hour and services to London Charing Cross/Victoria via Sevenoaks.

The M25/M20 at Swanley provides access to Heathrow, Gatwick and Stansted airports, Channel Tunnel terminus and ports, Ebbsfleet International terminal and Bluewater.

There are a number of well regarded schools in the area including the Anthony Roper primary school in the village as well as Grammar schools at Wilmington, Dartford, Tonbridge and Tunbridge Wells. There is also the Weald of Kent Girls and Tunbridge Wells Grammar School for Boys annexes in Sevenoaks. Preparatory schools locally include Birtley House in Fawkham, St Michael's and Russell House in Oftord, Solefields, The Granville and New Beacon preparatory schools in Sevenoaks, as well as Walthamstow Hall for girls.





TOTAL FLOOR AREA: 1386 sq.ft. (128.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The heating system and appliances shown have been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	69	
(81-91)	B	58	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		EU Directive 2002/91/EC	EU Directive 2002/91/EC
England & Wales		England & Wales	