



Rambler Lane, , DA1 5RB
Guide price £270,000

The 
Property Cloud



VIDEO TOUR AVAILABLE* GUIDE PRICE £270,000 - £290,000. Situated on the POPULAR BRIDGE DEVELOPMENT is this STUNNING, TWO DOUBLE BEDROOM terraced house with ALLOCATED PARKING. The property provides ample living space for a growing family with a sociable OPEN PLAN, LIVING ROOM & KITCHEN, GROUND FLOOR WC, First Floor Family Bathroom plus a Low Maintenance Garden with rear access. Locally you will benefit from a small children's play park, community primary school, shops & a FREE FAST TRACK BUS LINK to Dartford Station & Bluewater Shopping Centre. This property is a must view and we HIGHLY RECOMMEND organising a viewing to truly appreciate all that is on offer.

Entrance hall

Ground Floor WC

4'9" x 3'3" (1.47 x 1.00)

Living Room

15'8" x 14'5" (4.80 x 4.40)

Kitchen

8'3" x 8'1" (2.52 x 2.47)

First Floor Landing

Master Bedroom

15'9" x 10'4" (4.81 x 3.17)

Bedroom Two

11'6" x 8'8" (3.52 x 2.65)

Bathroom

6'9" x 6'2" (2.06 x 1.89)

Garden

35'1" x 16'7" (10.71 x 5.06)

Additional Information

TENURE

Freehold.

COUNCIL TAX

Dartford Council - Band D.

COMMUTING

Dartford Station - 1.2 Miles - Accessible via Fast track bus route A from District Centre.

SCHOOLING

Dartford Bridge Community Primary School - 0.2 Miles.
The Leigh UTC Secondary School - 0.4 Miles.

Please note: There is a monthly service charge for the upkeep of the area of £65.

Disclaimer

Please Note: All measurements are approximate and are taken at the widest points. They should not be used for the purchase of furnishings or floor coverings. Please also note that The Property

Cloud have not seen any paperwork relating to any building works that may have been carried out within this property, nor have we tried or tested any appliances or services. These particulars do not form part of any contract, floor plans & photographs, whether enhanced or not, are for general guidance only. We would strongly recommend that the information which we provide about the property, including distances, is verified by yourselves upon inspection and also by your solicitor before legal commitment to the purchase.



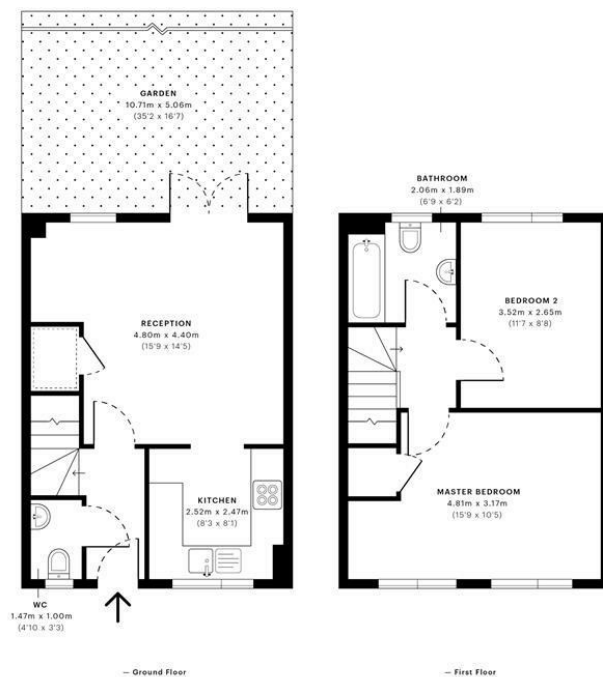


Rambler Lane, DA1

CAPTURE DATE
25/01/2020

LARGE DEAN RIGHTS
34,616,092

GROSS INTERNAL AREA
64.9 Sqm / 698.6 Sqft



GROSS INTERNAL AREA (GIA)
The footprint of the property.
64.9 Sqm / 698.6 Sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features.
Includes washrooms, restricted head.
60.5 Sqm / 651.7 Sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.0 Sqm / 0.0 Sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
1.1 Sqm / 12.2 Sqft



Spec floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and gardens are illustrative only and are excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements.

IPW138 RESIDENTIAL
60.5 Sqm / 651.7 Sqft
IPW139 RESIDENTIAL
61.6 Sqm / 662.8 Sqft

SPEC ID
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