

Your Wisest Move

# WISDOM ESTATES

Independent Estate Agents



**Prepare to be Amazed...**  
**Bow Arrow Lane, Dartford**

**Offers in Excess of £650,000**  
**FREEHOLD**

Built in 2001 and designed by the renowned Prowting Homes, Wisdom Estates are delighted to welcome to the market this very impressive 4 Bedroom Detached Family Home. Situated in a quiet residential area, close to Bluewater and the M25, this property boasts a range of desirable features including; well-maintained and large living accommodation throughout, a large one bed self-contained Annex (with Conservatory), a private South-Facing Rear Garden, a detached double-garage, as well as an abundance of off street parking with secure wrought iron gates. This property really has to be seen to fully appreciate all that it has on offer.  
EPC Rating 67 D

**FEATURES INCLUDE:**

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> <b>4 Bedroom Detached Family Home</b>          | <input checked="" type="checkbox"/> <b>Maintained to a High-Standard</b> |
| <input checked="" type="checkbox"/> <b>Self-Contained Annex / Business Premise</b> | <input checked="" type="checkbox"/> <b>Close to A2 / M25</b>             |
| <input checked="" type="checkbox"/> <b>Large Living Accommodation</b>              | <input checked="" type="checkbox"/> <b>EPC Rating 67 D</b>               |

**01322 272 144**  
**[www.Wisdom-Estates.co.uk](http://www.Wisdom-Estates.co.uk)**

**ENTRANCE HALL** Upon stepping through the feature front door and into this spectacular property you are sure to be greeted by the warmth, comfort and space which is provided throughout. Comprising of a wall-mounted radiator (with decorative cover), under stair storage, stairs to the first floor landing, as well as 'Marmoleum' fully-tiled flooring.

**KITCHEN / DINER** 23' 0" x 14' 0" (7.01m x 4.27m) The impressively proportioned Kitchen / Diner measures 23' x 14' at it's widest points, and so for ease of reading we have divided and described the individual areas below:

**KITCHEN AREA** 11' 5" x 14' 0" (3.48m x 4.27m) The Kitchen is well-equipped to meet all of your daily needs. Benefiting from a double-glazed window to rear, a range of matching wall and base units (with 'Granite' worktops over), and a variety of integrated appliances to include; a dish-washer, a washing machine, an electric oven & grill, as well as a worktop mounted 4 ring induction hob with overhead extractor. 'Marmoleum' tiled flooring and part-tiled walls allow for effortless upkeep.

**DINING AREA** 11' 5" x 7' 9" (3.48m x 2.36m) The Dining Area offers the perfect accompaniment to the Kitchen, and is the ideal space to gather as a family and enjoy a sit-down family meal. Comprising of a wall-mounted radiator, 'Marmoleum' tiled flooring, as well as direct access to the Garden via the double-glazed patio doors to rear.

**FAMILY ROOM** 15' 6" x 11' 2" (4.72m x 3.4m) Offering the space and comfort in which to sit back, relax, and unwind of an evening is the welcoming Family-Room. Benefiting from an abundance of natural light, due to the 3 well positioned double-glazed windows, further benefits include a feature radiator, a sumptuous fitted carpet, and a gas feature fireplace with stone hearth.

**DOWNSTAIRS CLOAKROOM** 4' 6" x 4' 0" (1.37m x 1.22m) The handy Downstairs Cloakroom encompasses a low-level W/C, a hand-wash basin, a radiator, and 'Marmoleum' fully-tiled flooring.

**FIRST FLOOR LANDING** The First Floor Landing continues the theme of space and comfort found throughout this property and boasts; a double-glazed window to front, a radiator (with decorative cover), an airing cupboard, fitted carpet, and loft-hatch access.

**MASTER BEDROOM** 12' 5" x 10' 3" (3.78m x 3.12m) Benefiting from a double-glazed window to front, a range of built-in wardrobes, a wall-mounted radiator, as well as a luxurious fitted carpet, the Master Bedroom is both spacious and accommodating, and even boasts it's own en-suite.

**EN-SUITE** 8' 0" x 5' 5" (2.44m x 1.65m) The adjoining En-Suite is fully equipped to meet your daily needs, and features a low-level W/C, a hand-wash basin, and a large walk-in shower cubicle. Finished off with a double-glazed window to side, a heated towel rail, alongside easy to upkeep fully-tiled walls and flooring.

**BEDROOM TWO** 11' 6" x 9' 8" (3.51m x 2.95m) Bedroom Two is again of generous proportions and comprises a double-glazed window to rear, a wall-mounted radiator, and wood-laminate flooring.

**BEDROOM THREE** 11' 1" x 7' 7" (3.38m x 2.31m) The Third Bedroom encompasses a double-glazed window to rear, a wall-mounted radiator, a range of built-in wardrobes and storage solutions, alongside fitted carpet laid throughout.

**BEDROOM FOUR** 11' 8" x 8' 5" (3.56m x 2.57m) The Fourth Bedroom benefits from a double-glazed window to front, a wall-mounted radiator, a sumptuous fitted carpet, as well as a range of built-in wardrobes and storage solutions.



**FAMILY BATHROOM** 7' 5" x 6' 3" (2.26m x 1.91m) The Family Bathroom encompasses a deluxe three-piece suite to include; a low-level W/C, a pedestal hand-wash basin, and a bath with wall-mounted shower attachment. Finished off with a double-glazed window to rear, a heated towel rail, wood laminate flooring and part-tiled walls.

**GARDEN** 50' 0" x 50' 0" (15.24m x 15.24m) The peaceful Garden is a real feature of this property, and is sure to provide hours of family fun and cherished memories. Alongside a large patio area, which naturally leads you out from the Dining Room, the majority of the sizeable Garden is mainly laid to lawn, and is bordered by a variety of mature shrubs, flowerbeds, and bushes. Further featuring gated side access and an external water tap.

**ANNEX** Another huge benefit to this property is the self-contained Annex. Boasting it's own entrance, entrance hall, bedroom, kitchen, bathroom, living room, and a conservatory, this space is perfect for those looking to care for a loved one, set up a home business, or to simply just retreat from the world. For ease we have listed the individual rooms and their measurements below.

**ANNEX ENTRANCE HALL** Welcoming you into this large and accommodating Annex is the Entrance Hall, which comprises of a double-glazed feature front door to side, wood laminate flooring laid throughout, and a large built-in storage cupboard, which has been cleverly plumbed for utilities.

**ANNEX BEDROOM** 14' 6" x 8' 5" (4.42m x 2.57m) The well-proportioned Bedroom features a double-glazed window to front, a wall-mounted radiator, a fitted carpet, as well as 2 large built-in wardrobes.

**ANNEX BATHROOM** 6' 1" x 4' 1" (1.85m x 1.24m) The Bathroom offers a 3 piece suite comprising of; a low-level W/C, a hand wash basin, and a large walk-in shower. Completed by the double-glazed window to rear, a heated towel rail, and easy to upkeep fully tiled walls and flooring.

**ANNEX KITCHEN** 10' 2" x 8' 5" (3.1m x 2.57m) The surprisingly large, and well-designed Annex Kitchen is fitted with a range of matching wall and base units (with work tops over), a double-glazed window to side, wood laminate flooring, and integrated appliances to include: a dishwasher, a fridge / freezer, and an electric oven (with 4 ring gas hob and overhead extractor fan).

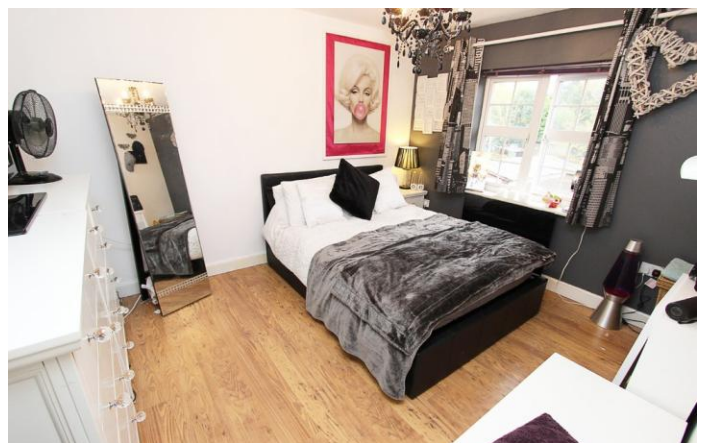
**ANNEX LOUNGE** 11' 5" x 9' 6" (3.48m x 2.9m) The Lounge is flooded with natural light throughout, due to the two double-glazed windows to side, as well as the double-glazed patio doors, which grant access to the Conservatory. Further benefiting from an electric feature fireplace, a wall-mounted radiator, and wood-laminate flooring.

**ANNEX CONSERVATORY** 9' 7" x 9' 5" (2.92m x 2.87m) A surprising additional feature to this Annex is the Conservatory, which provides the ideal additional living space. Boasting an array of double-glazed windows to rear, as well as a double-glazed patio door to side (with matching side panels), this space is finished off with durable and low-maintenance wood-laminate flooring laid throughout.

**SECURE GATED DRIVEWAY** Ample off street parking is provided via the Secure Gated Driveway, which also provides gated side-access into the Garden, alongside vehicular access into the Double Garage. Further features include an electric security gate and parking for 4 cars, all of which is bordered by a variety of shrubs and mature bushes.

**DOUBLE-GARAGE** 17' 5" x 17' 0" (5.31m x 5.18m) The large Double Garage is the ideal accompaniment to this exquisite property. Boasting 2 separate electric 'up and over' garage doors, power and light, and a durable concrete floor, this space is ideal for secure off street parking and storage.





### **Important Note**

We have not tested any services or appliances at this property. We strongly recommend that all the information which we provide is verified by yourself on inspection, and by your Surveyor and Conveyancer. Please note that all measurements are approximate.