

Your Wisest Move

# WISDOM ESTATES

Independent Estate Agents



**King of York...**  
**York Road, Dartford**

**Guide Price £615,000 - £630,000**  
**FREEHOLD**

Chain-Free and welcomed to the market is this immaculately presented, spacious, and intelligently designed, 4/5 bedroom Detached Family Home. Located on the ever-popular and historically significant York Road, and within close-proximity to a variety of enviable amenities, including Dartford Primary Academy (under 0.1 Miles) and Dartford Train Station (0.7 Miles), as well as the Town Centre and easy access onto both the A2 / M25, we strongly advise early viewings to avoid disappointment. EPC Rating 62 D

**FEATURES INCLUDE:**

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> <b>4/5 Bedroom Detached</b>          | <input checked="" type="checkbox"/> <b>Easy Access onto A2 / M25</b>       |
| <input checked="" type="checkbox"/> <b>0.1 Miles to Dartford Primary</b> | <input checked="" type="checkbox"/> <b>Private Rear Garden</b>             |
| <input checked="" type="checkbox"/> <b>0.7 Miles to Dartford Station</b> | <input checked="" type="checkbox"/> <b>Garage &amp; Off Street Parking</b> |

REF: 10593

**01322 272 144**  
**www.Wisdom-Estates.co.uk**

**PORCH** 7' 0" x 6' 2" (2.13m x 1.88m) This welcoming Porch naturally leads you into this spacious family-home and provides a useful space in which to hang your coats and store your shoes. Benefiting from low-maintenance 'Amtico' tiled flooring, a wall-mounted radiator, and a double-glazed window to side, providing an abundance of natural light.

**ENTRANCE HALL** 17' 8" x 7' 0" (5.38m x 2.13m) Upon entering into the 'Grand' Entrance Hall you will immediately be impressed by the space, comfort and potential which is on throughout. An ideal space in which to greet guests, the Entrance Hall is finished off with 'Amitco' wood flooring, a wall-mounted radiator, alongside stairs leading to the first floor landing.

**KITCHEN / DINER** 25' 0" x 16' 5" (7.62m x 5m) The impressively proportioned Kitchen / Diner measures an astounding 25' x 16'5 at it's widest points, and so for ease of reading we have divided and described the individual areas below separately:

**KITCHEN** 16' 5" x 13' 2" (5m x 4.01m) Entering into the Kitchen Area, you are certain to be impressed by the high-quality finish and abundance of space throughout. With plentiful natural light ensured by the 2 separate skylights, a double-glazed window to rear, and a double-glazed patio door to rear, further benefits include; an array of matching wall and base units (with work-tops over), a centre island, a 'Rangemaster' cooker with 5 ring gas hob (and overhead extractor), a sink and drainer unit (with mixer taps), alongside an integrated dish-washer, and freezer. Part-tiled walls and fully-tiled flooring add the delightful finishing touches.

**DINING AREA** 16' 5" x 11' 8" (5m x 3.56m) The adjacent Dining Area further comprises two separate wall-mounted radiators, a large under-stair storage cupboard, a double-glazed window to side, 'Amitco' wood flooring, as well as providing access into the 'Secret' utility room.

**UTILITY ROOM** 8' 0" x 5' 6" (2.44m x 1.68m) This 'Secret' Utility Room is tucked away and is accessible via the Kitchen / Diner. Boasting plumbing for a wide range of utilities, as well as wall and base units, this handy room is certain to assist in keeping the house tidy.

**LOUNGE / DINER** 40' 0" x 12' 0" (12.19m x 3.66m) This impressively proportioned Family Room is one of the numerous highlights of this magnificent 4/5-Bedroom property, and creates an enviable setting in which to entertain family & friends. Offering unrivalled views of the well-kept and peaceful Garden, which is accessible via the double-glazed doors to rear, this spacious and welcoming Family Room is further complimented by three wall-mounted radiators, a sumptuous fitted carpet, as well as double-glazed bay window to front.

**BEDROOM 5 / STUDY** 11' 9" x 7' 8" (3.58m x 2.34m) Bedroom Five offers versatility and could be just as easily utilised as a home-office or games-room. Boasting a double-glazed window to front, a wall-mounted radiator, and fitted carpet.

**DOWNSTAIRS SHOWER-ROOM** 8' 0" x 6' 0" (2.44m x 1.83m) This useful Downstairs Shower-room has been intelligently designed to meet your everyday needs. Comprising of a low-level W/C, a hand-wash basin, a walk-in shower cubicle, and a heated towel-rail. Fully-tiled walls and fully-tiled flooring allow for effortless upkeep.

**FIRST FLOOR LANDING** The First Floor Landing incorporates a fitted carpet, two loft hatch access points, as well a large boiler cupboard.

**MASTER BEDROOM** 19' 0" x 15' 5" (5.79m x 4.7m) The Master Bedroom measures an impressive 19' x 15' 5" at its widest points and benefits from two double-glazed windows to front, a wall-mounted radiator (with decorative cover), an array of wardrobes and storage options, as well as access to the walk-in wardrobe, dressing area, and en-suite.

**EN-SUITE** 8' 5" x 8' 0" (2.57m x 2.44m) An added bonus of this sizable bedroom is the En-Suite, which comprises of a low-level W/C, a hand wash basin, a heated towel rail, and a double walk-in shower unit. Fully tiled flooring ensures complete ease of maintenance.

**BEDROOM TWO** 12' 5" x 11' 5" (3.78m x 3.48m) Continuing the theme of space and comfort found throughout this superb property, the Second Bedroom boasts a large double-glazed window to front, a wall-mounted radiator, a range of built-in wardrobes, and easy to upkeep wood-laminate flooring.

**BEDROOM THREE** 12' 5" x 11' 0" (3.78m x 3.35m) The Third Bedroom is of generous proportions and boasts a large double-glazed window to rear, a wall-mounted radiator, a range of fitted wardrobes, as well as a sumptuous fitted carpet.

**BEDROOM FOUR** 8' 5" x 7' 5" (2.57m x 2.26m) With a double-glazed window to rear, a wall-mounted radiator, and a fitted carpet, the Fourth Bedroom offers both versatility and space.

**FAMILY BATHROOM** 8' 7" x 8' 0" (2.62m x 2.44m) The Family Bathroom is both sleek and stylish and encompasses a 3-piece suite to include; a low-level W/C, a hand-wash basin, and a bath with shower attachment. A double-glazed window to rear provides ample natural light, whilst part-tiled walls and fully-tiled flooring ensure it is easy to maintain.

**GARDEN** This peaceful and secluded Garden is surprisingly large, and offers the ideal space for the growing family, ensuring bountiful happy outdoor memories. Boasting a large lawned area, which is accompanied by a row of flowerbeds, mature shrubs and bushes arranged around the perimeter, as well as a large patio area which is ideal for hosting parties and outdoor dining events. A further added bonus of the Garden is the gated side-access (leading into the Double Garage), a Garden Shed, and a delightful raised decked area.

**GARAGE** 20' 0" x 16' 0" (6.1m x 4.88m) The Garage is equipped with both power & light as well as an electric roller garage door, offers secure off street parking, and is further enhanced by the double-glazed window to front, which provides both natural light and views over the stunning Garden.

**DRIVEWAY** The block-paved Driveway, which is sure to give you that 'welcome-home' feeling you deserve, offers ample OSP for 3 cars, and further assists in creating the curb-appeal of this stunning and unique property.

#### **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.

#### **Measurements**

Please note that all measurements are approximate.



