



41, Coombfield Drive,
Dartford, DA2 7LE

£325,000 - £350,000
Guide Price



- SOLD BY SEALEYS WALKER JARVIS
- In Need of Refurbishment
- Garage and Further off Road Parking
- Sought after Semi Rural Location



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PROPERTY DESCRIPTION

£325,000 - £350,000 price guide. Tucked away on a peaceful residential road in the desirable semi-rural village of Darenth, this three-bedroom semi-detached home offers a blank canvas for a family seeking their forever home. The property is within easy reach of local shops and schools, it combines a great location in a semi rural setting with local convenience. This home boasts excellent potential for extension (subject to the usual planning permissions), but the off road parking, car port and garage allows for easy access . This is a fantastic opportunity to create a dream home in a sought-after location. Viewing is highly recommended.

LOCATION DESCRIPTION

Darenth is a village location on the outskirts of Dartford. It is a semi rural location with local amenities, including shops and schools. Darenth Country park is nearby for nature lovers and dog walkers alike. Only 3.4 miles from Dartford, should you need larger shops or access to the Dartford Crossing or M25 this property is well placed.



FRONTAGE

A terraced frontage with pathway and drive leading down to garage and front door. Mainly laid to lawn with small areas for planning.

UPVC soffits, fascias and rainwater goods to the external elevations of the property. The property also benefits from cavity wall insulation.

PORCH

A sliding glazed door leading into a small porch. Glazed front door into hallway.

HALLWAY

Leading to kitchen, lounge and with sliding pocket door into:

DOWNSTAIRS CLOAKROOM

Macerating low level w.c. with handbasin. Light and extractor fan.

LOUNGE

This nicely proportioned room benefits from a double glazed bay window to front and electric fire in surround. Double sliding pocket doors into the dining room at rear of the house.

DINING ROOM

Double glazed large window to rear with serving hatch into the kitchen.

KITCHEN

Various wall and base units with roll top worksurface, single white sink and drainer under window to side of the property. Spaces for appliances (we understand the vendor is leaving the fridge/freezer and cooker). Door and window to rear garden.

FIRST FLOOR LANDING

A large picture window at the top of the stairs provides lots of light to the first floor landing. Doors to all upstairs rooms.

W.C.

Low level w.c. separate to the main bathroom. Window to side.

BATHROOM

Vanity unit containing wash basin and bath with shower above. Window to rear.

AIRING CUPBOARD

A large cupboard housing the water cylinder and immersion suitable for laundry/storage.

BEDROOM 2

A generous double bedroom at the rear of the property with views over the houses to open fields beyond.

BEDROOM 1

Located at the front of the property a generous double bedroom with large double glazed window to front. Built in single cupboard.





BEDROOM 3

A single bedroom, which was previously used as an office at the front of the property with window over the frontage.

REAR GARDEN

A terraced garden to the rear with steps down from the house to patio area. Lawn and garage in the boundary with vegetable area beyond the garage.

GARAGE

A brick built garage with tiled roof. In front of this - a car port for level parking in front of the garage.

TENURE

Freehold

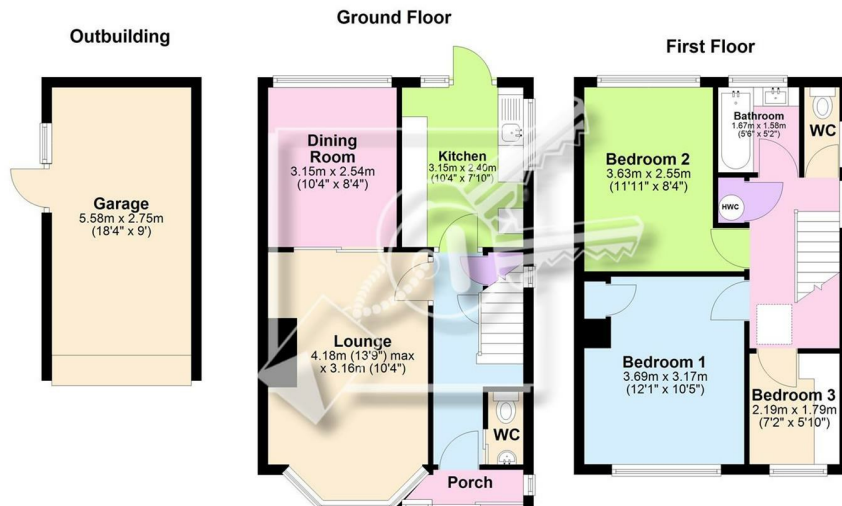
UTILITIES

Mains electricity, water and drainage.

There is no gas currently being used at the property, however it was noted on inspection there may have once been gas into the property as there is a capped pipe in the understairs cupboard. This should be independently verified by a qualified gas engineer).

LOCAL AUTHORITY

Dartford Borough Council - council tax band C - 2025/2026
£2086.85



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	32	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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