



Kent Road, Longfield, Kent, DA3

**Offers in excess of:
£500,000**

Kent Road, Longfield, Kent, DA3

Offered to the market with the benefit of NO FORWARD CHAIN is this four bedroom, detached family home.

Located in the heart of Longfield Village and within walking distance of the mainline station, a variety of amenities and reputable schools, the property is a fantastic option for growing families.

In need of some internal modernisation (but certainly habitable!), the property is also a great option for someone looking to put their own stamp on their next home.

The property comes with off-street parking in the form of a block-paved driveway for 1-2 vehicles, with the potential for this to be widened or extended further. There is also an integral garage with inspection pit, which enables further parking, storage, or the potential to convert (like many on the road have), subject to the necessary permissions.

Downstairs, the home offers an entrance porch and hallway. To the right-hand side, there is a large through lounge-diner with feature fireplace, and double doors to the garden. To the left, for convenience, there is a downstairs WC. At the rear, there is a separate fitted kitchen offering space for appliances, another fitted storage cupboard, and a side door to the garden/access, via a small outside porch.

Upstairs, the property offers two large double bedrooms, Bedroom three is a slightly smaller double, and the smallest/fourth room upstairs would accommodate a single bed but would probably be best utilised as a cot-room/nursery, a dressing room, or perhaps a home office.

There is a family sized bathroom which completes the accommodation, with shower attachment over bath, toilet, and wash/hand basin.

Further benefits include gas central heating, double glazing throughout and a loft space with ladder, for storage.

Externally, the rear garden is generous – large enough for children and pets to roam, but manageable. It features a large block-paved patio & seating area, with steps down to a section laid to lawn. The side access, greenhouse and a further area for storage are additional benefits, with the latter well hidden by a hedge-line to the back of the lawn.

The garden is large enough to ensure that a rear single, or double storey extension would not compromise on the space too much. Again, such work would be subject to the necessary permissions, but there is a fine precedent set, along the road.

In the village, there is a Waitrose supermarket, a Co-Op, a butcher, a bakery, a hardware store, a pharmacy, plus doctor and dental surgeries. There are also plenty of dine-in and takeaway eateries.

Road links to the A2, M25, M2 and M20 are fantastic, for easy routes to the capital, the Kent Coast, or perhaps Gatwick & Heathrow airports.

Whilst Longfield station offers a direct service to London Victoria in just little over 30 minutes, Ebbsfleet International is a short drive away, which offers a High-Speed service to Stratford International and St Pancras International (Kings Cross)

Bluewater Shopping Centre is also less than 20 minutes away by car, for those enjoy their retail therapy.

Enquire now to book your viewing slot.

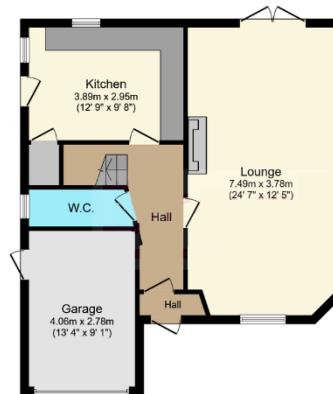
Tenure: Freehold
Council Tax Band: F



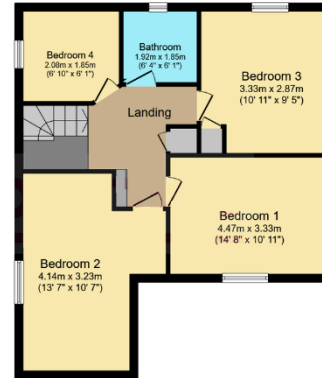








Ground Floor
Floor area 64.6 sq.m. (695 sq.ft.)



First Floor
Floor area 61.3 sq.m. (660 sq.ft.)



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Total Floor Area 125.8sqm (1355sqft) approx.

This floor plan is for illustrative purposes only. Measurements and fixture layouts are approximate, and no reliance on their accuracy should be made. A visual inspection is always recommended.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Dan Thomas & Co

Dan Thomas & Co
8A Station Road
Longfield
Kent
DA3 7QD

T: 01474 636300

E: info@danthomasandco.co.uk

www.danthomasandco.co.uk

Dan Thomas & Co Ltd. Registered in England and Wales - 12734131
Registered Office: 8A Station Road, Longfield, Kent, DA3 7QD

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.