



**Coombfield Drive, Dartford, Kent, DA2**

**Guide Price: £375,000**

*Freehold*

# Coombfield Drive, Dartford, Kent, DA2

\*\*\* GUIDE PRICE £375,000 - £400,000 \*\*\*

Located on Coombfield Drive in Dartford, this extended three-bedroom semi-detached home offers a rare opportunity to acquire a property, owned by the same family since it was built!

Sold with NO FORWARD CHAIN.

Elevated and set well back from the road, the home benefits from a long, steep driveway, to the rear of which is a single garage.

Internally, the property features a spacious ground floor layout, enhanced by a single-storey rear extension. The accommodation includes a large through-lounge diner, with a further living/dining space within the extension. The current galley kitchen is positioned to the side, but there is excellent potential to reconfigure and relocate the kitchen to the rear of the property—creating a modern open-plan kitchen/diner that flows beautifully into the garden. Within the extended space is also a downstairs toilet, a rare benefit for homes of this age/type.

Upstairs, you'll find three well-proportioned bedrooms and a family bathroom, ideal for growing families or those needing additional space for home working.

Externally, the property boasts a tiered rear garden backing directly onto woodland—offering both a peaceful setting and far-reaching views from the rear of the home – great for the London fireworks on New Years Eve!

Further benefits include gas central heating, a loft space for storage, and the detached garage, which offers excellent potential for conversion into additional living space, home office or studio—subject to the necessary planning permissions.

With its unique position, generous plot, and exciting scope for further modernisation and extension, this property presents a fantastic opportunity to create a truly bespoke family home in a desirable location.

The home is located well for Dartford and Longfield train stations, with Farningham Road another nearby alternative – all of which offer frequent, direct services to London.

There are good local schools and nurseries in the area, including Dimples Day nursery along the nearby Green Street Green road, a Busy Bees in Sutton at Hone, and the popular Leigh Academy at Dartford. Dartford Grammar schools for boys and girls are also within easy reach.

Within easy reach is Dartford Town Centre, offering a wide variety of shops, cafes, bars, restaurants, The Orchard Theatre, and indeed the mainline train station.

Road links to the A2 and M25 are fantastic, with Bluewater Shopping Centre just a few junctions along the A2.

\*\*\* N.B. It should be noted that “virtual staging” has been utilised for this property advert, and that the furniture displayed in the photographs has been created digitally – for scope and perspective. The property is currently unfurnished. \*\*\*

Tenure: Freehold

Council Tax Band: C

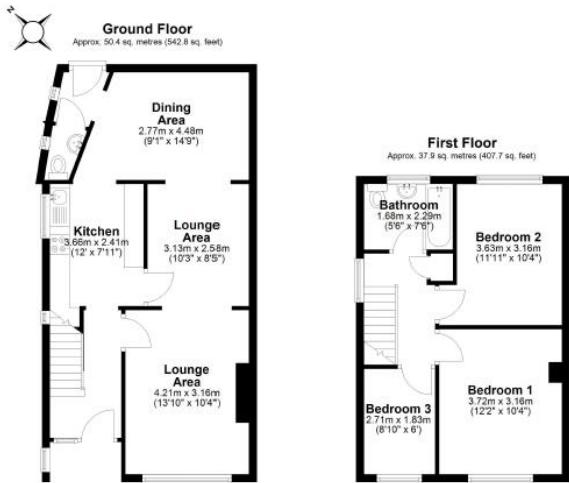












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Total Floor Area 88.3sqm (950.5sqft) approx.

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		83 B
55-68	D	60 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](mailto:info@danthomasandco.co.uk)  
**[www.danthomasandco.co.uk](http://www.danthomasandco.co.uk)**

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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.