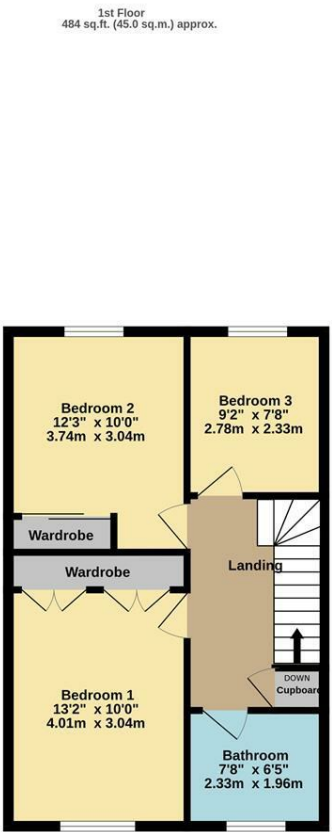
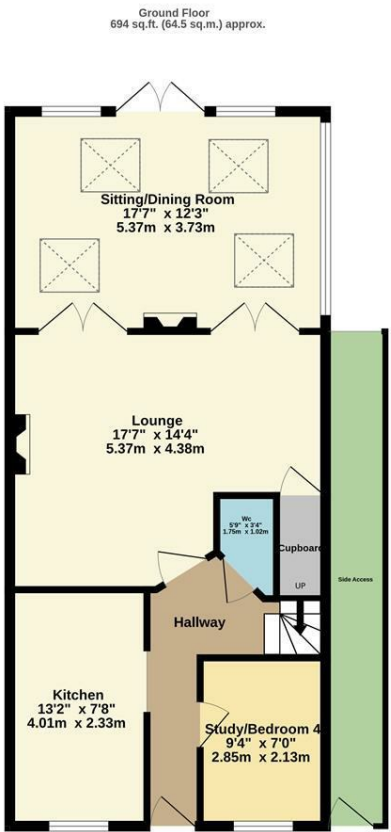


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		71
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



TOTAL FLOOR AREA : 1178 sq.ft. (109.5 sq.m.) approx.
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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Welcome to this beautifully presented and deceptively spacious three/four-bedroom end-of-terrace home, built in the mid-1990s and located in the highly sought-after area of Hawley, perfectly nestled between Dartford and Sutton at Hone.

Set back with off-street parking for 2-3 cars, this stunning home offers a thoughtful layout ideal for modern family living. Step inside to find a welcoming entrance hall with a convenient downstairs WC, and a stylish, fully fitted kitchen featuring sleek quartz worktops and contemporary cabinetry—perfect for any home chef.

To the rear of the property is the true heart of the home: a generous lounge opening seamlessly into an extended sitting/dining room, bathed in natural light and ideal for both relaxing and entertaining. This flows beautifully into the low-maintenance garden, complete with artificial grass, a versatile summer house with power, and space to enjoy all year round.

Working from home? You'll love the dedicated study, providing a quiet and practical space without compromising the rest of the living area.

Upstairs, you'll find three well-proportioned bedrooms and a modern family bathroom, all maintained to a high standard and ready to move straight into.

Perfectly positioned for commuters and families alike, with easy access to the M25, Bluewater Shopping Centre, and Dartford town centre in one direction, and countryside escapes in the other. The area is also well-served by local amenities, schools, and transport links, making it a fantastic choice for first-time buyers or those upscaling.

Beautifully kept throughout and offering fantastic indoor and outdoor space, this is a home not to be missed. Book your viewing today!

4 BEDROOMS • 2 RECEPTION ROOMS • 1 BATHROOMS

ROYAL ROAD

DARTFORD DA2 7RD

- 3 BEDROOM END OF TERRACED
- HIGHLY SOUGHT AFTER LOCATION INBETWEEN DARTFORD AND SUTTON AT HONE
- DOWNSTAIRS WC AND STUDY
- LARGE LOUNGE OPEN TO AN EXTENDED SITTING/DINING ROOM
- LOW MAINTENANCE REAR GARDEN WITH A SUMMERHOUSE
- GREAT SIZED BEDROOMS AND UPSTAIRS BATHROOM
- PARKING FOR 2/3 VEHICLES
- EPC C
- COUNCIL TAX BAND D
- 1179 SQ FT

