

FREEHOLD



House - Terraced (EPC Rating: C)

18 SHIERS AVENUE, DARTFORD, DA1 5FQ

Offers in excess of

£390,000

Westwood
PROPERTY SERVICES



3 Bedroom House - Terraced located in Dartford

Located on the popular Bridge Development, Westwood's offer for sale this lovely three bedroom terraced home. Built in 2012 the accommodation on offer comprises entrance hall, modern fitted kitchen to the front, living/dining room leading to the rear garden, ground floor cloakroom, three good sized bedrooms with an en-suite shower room to the main bedroom and a three piece bathroom suite. The south-facing rear garden is mainly artificial turf with a sunny patio seating area as well as a gate that opens onto Shiers Avenue Park area. Benefitting from good transport links, gas central heating and double glazing an internal viewing is highly recommended of this family home.

Entrance Hall

Double glazed UPVC front door, stairs to first floor, radiator and laminate flooring.

Kitchen

9'5 x 8'3

Double glazed window to front, range of wall and base units, integrated electric oven and gas hob, space for following appliances: dish washer, washer machine and fridge freezer, stainless steel sink unit and mixer tap, and LVT flooring.

Living/ Dining room

17'8 x 15'11

Double door to the garden, double glazed window to the rear, radiator, storage cupboard and laminate flooring.

Cloakroom

Frosted double glazed window to front, low-level W/C, wash hand basin, laminate flooring.

Landing

Loft access, airing cupboard and carpet.

Bedroom One

13'9 x 8'9

Double glazed window to rear, mirror fronted fitted wardrobe, radiator and carpet.

En-suite shower room

Shower cubicle, wash hand basin, low-level W/C, radiator and vinyl flooring.

Bedroom Two

10'1 x 8'10

Doubled glazed window to front, radiator and carpet.

Bedroom Three

9'1 x 6'8

Double glazed window to rear, radiator and carpet.

Bathroom

Frosted double glazed window to front, wash hand basin, low-level W/C, panelled bath with mixer tap, wall tiling and vinyl flooring.

Rear Garden

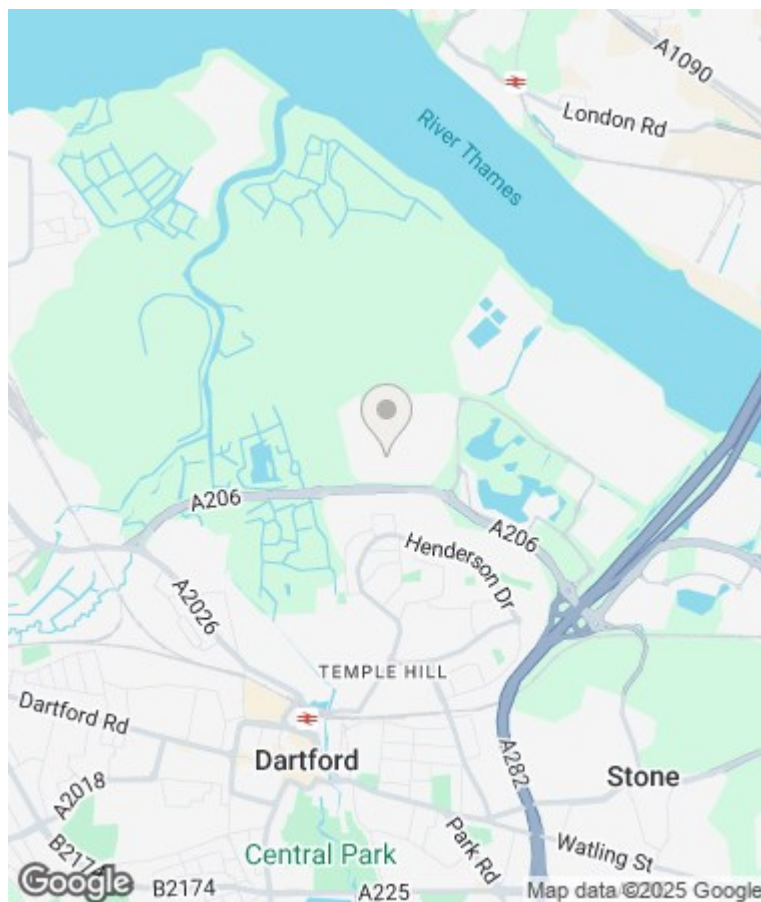
30'6 x 17'1 approx

Artificial turf, fencing, patio area and outside light.

Gate to rear accessing Shiers Avenue Park area.

Allocated Parking Space

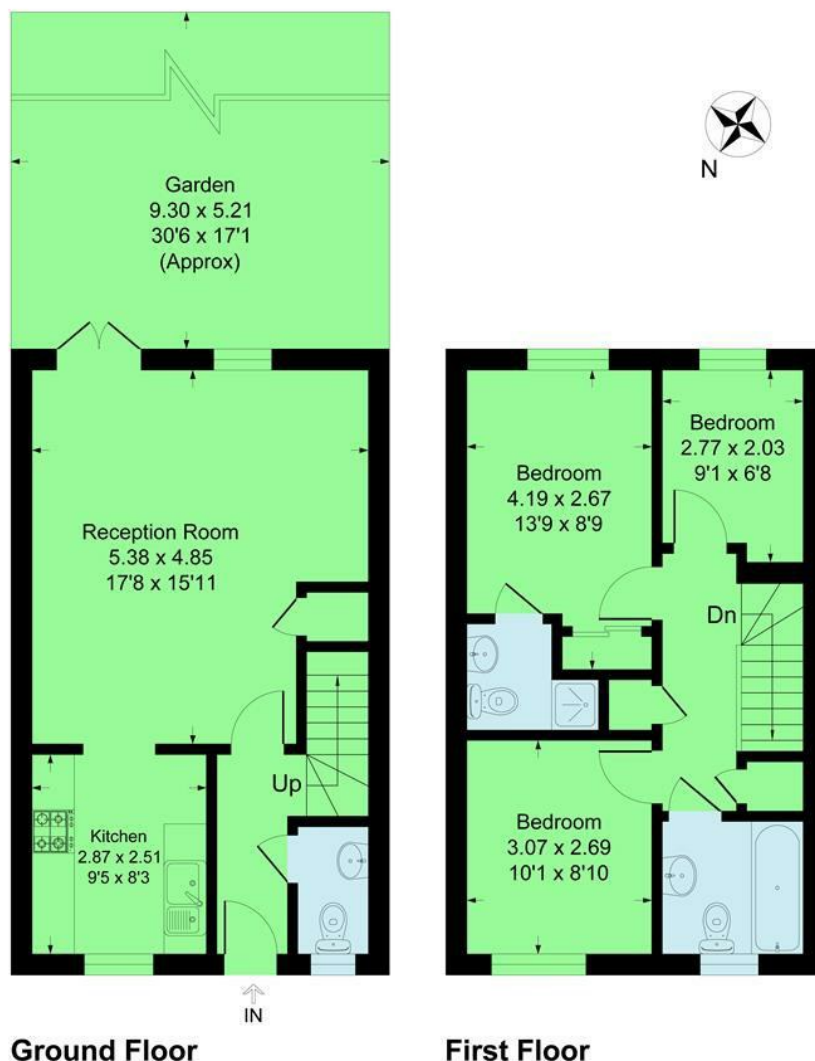
Allocated parking space.



SIDCUP | 2 CENTRAL PARADE SIDCUP, KENT, DA15 7DH

Shiers Avenue, DA1

Approximate Gross Internal Area 81.5 sq m / 878 sq ft



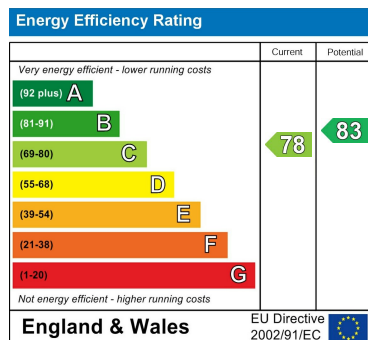
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Produced By Planpix.



Council Tax Band

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Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.