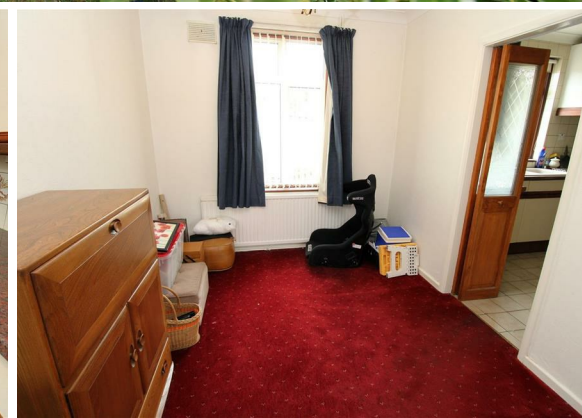




Two bedroom end of terrace house within walking distance to Town centre and station

£325,000




Hazell Holland
SALES & LETTINGS

75 Wellcome Avenue
Dartford
Kent
DA1 5JL



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Front Garden

Laid to lawn.

Entrance Hall

Part glazed entrance door. Double glazed window to side. Carpet. coved ceiling. Dado rail. Double radiator. Under stairs storage cupboard.

Lounge

13'5 x 11'9 (4.09m x 3.58m)
Double glazed bay window to front. Carpet. Coved ceiling.
Gas fire back boiler. Radiator.

Dining Room

9'4 x 8'3 (2.84m x 2.51m)
Double glazed window to rear. Carpet. Coved ceiling.
Radiator.

Kitchen

9'3 x 9'3 (2.82m x 2.82m)
Double glazed window to rear. \\coved ceiling. Tiled floor. Tiled splash backs. One half single drainer sink units with mixer tap. Range of wall and base units with built-in extractor fan.

Lobby

Part opaque glazed door to front. Part opaque glazed door to rear. Tiled floor.

Utility Room

8'8 x 5'5 (2.64m x 1.65m)
Double glazed window to rear and side. Range of base units and cupboard. One and half single drainer sink unit with mixer tap. Plumbing for washing machine. Tiled walls.

Landing

Double glazed window to side. Carpet. Access to loft with pull down ladder.

Shower Room

7'7 x 5'6 (2.31m x 1.68m)
Double glazed opaque window to rear. and side. Vinyl floor. Tiled walls. Double radiator. Mira shower. Vanity hand wash basin. Low level w.c Extractor fan.

Bedroom One

13'2 x 11'1 (4.01m x 3.38m)
Two double glazed windows to front. Carpet. Coved ceiling. Radiator. Fitted wardrobe and cupboards.

Bedroom Two

11'9 x 11'1 (3.58m x 3.38m)
Double glazed window to rear. Carpet. Coved ceiling. Radiators.

Garden

60' x 40' (18.29m x 12.19m)
Paved patio area. Laid lawn. Flower bed. Shed. Rear access.



Hazell Holland offers this charming area of Wellcome Avenue, Dartford, this delightful end-terrace house presents an excellent opportunity for first-time buyers. With two well-proportioned bedrooms and a shower room, this property is both practical and inviting.

Upon entering, you will find a welcoming reception room that flows seamlessly into a second reception area, providing ample space for relaxation and entertaining. The utility room adds to the convenience of this home, making daily chores a breeze.

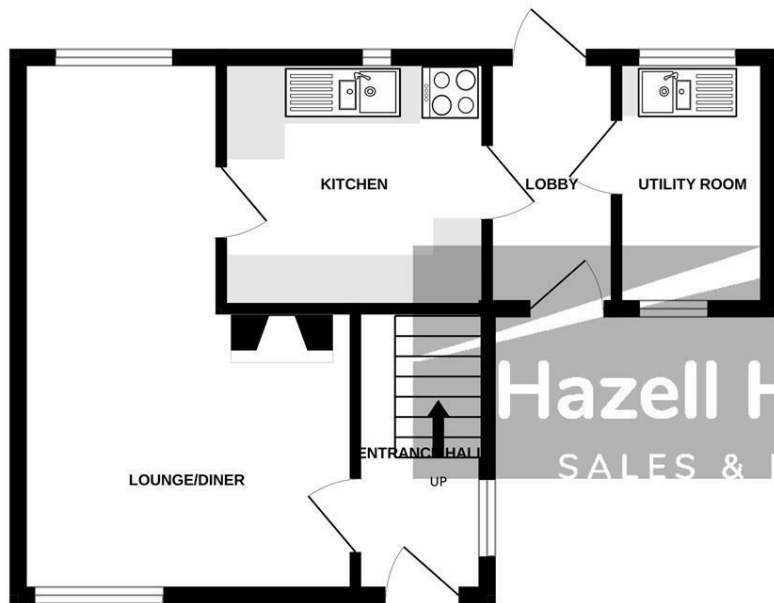
The property boasts a well-presented rear garden, measuring an impressive 60' x 40', offering a perfect outdoor retreat for gardening enthusiasts or a safe play area for children.

Situated close to Dartford town centre, residents will enjoy easy access to a variety of shops, restaurants, and local amenities. Furthermore, the proximity to the station ensures that commuting is straightforward, making this home ideal for those who travel regularly.

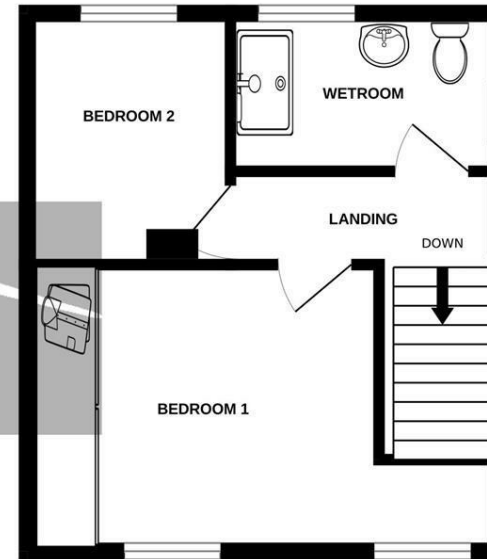
Being chain-free, this property is ready for you to move in and make it your own. With its appealing features and prime location, this end-terrace house is a wonderful choice for anyone looking to step onto the property ladder in Dartford.



GROUND FLOOR
474 sq.ft. (44.0 sq.m.) approx.



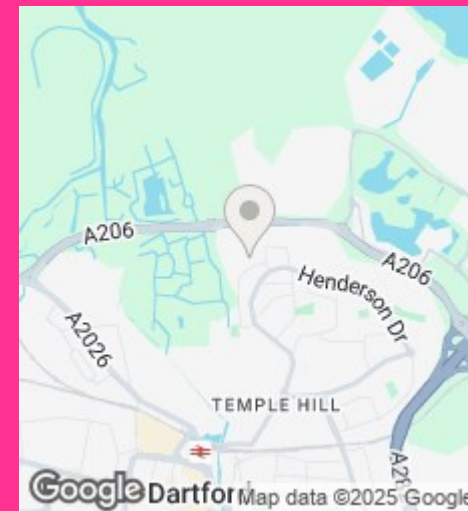
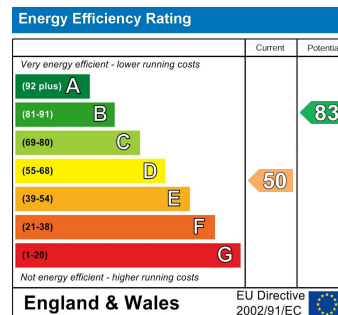
1ST FLOOR
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA : 893 sq.ft. (83.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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