



 3
Bedrooms

 2
Bathrooms



McConnells are pleased to offer to the market this CHAIN FREE 3 bedroom Semi-Det house in the ever so popular area of West Dartford. Perfectly located for Dartford's most sort after Grammar schools as well as being close by to convenient bus routes and Dartford Train Station. The Town Centre is just a short walk away with an array of shops, restaurants and leisure facilities.

To the ground floor of this charming home is an entrance hall, lounge and separate dining room, kitchen, bedroom 3/study and shower room. To the 1st floor there are two double bedrooms and family bathroom.

In our opinion there is great potential to extend (stpp)

Entrance Hall: Hardwood timber front door, radiator, laminate floor covering, understairs cupboard

Lounge: 11'7ft x 10ft (3530m x 3050m) Double glazed bay window, radiators, ornate stone fire surround and hearth, fitted carpet, window blinds

Dining Room: 21'8ft x 10'10ft (6610m x 3290m) Double glazed French doors and window, radiators and roof lantern

Kitchen: 11'8ft x 8'5ft (3550m x 2570m) Fitted wall and base units with surfaces, stainless steel sink with monobloc tap, free standing gas oven, Space and plumbing for washing machine, Vaillant combination gas boiler, Space for fridge/freezer, double glazed window, laminate floor covering, timber door leading to rear garden

Bedroom 1: 11'7ft x 10ft (3430m x 3050m) Double glazed window, radiator, fitted carpet

Bedroom 2: 11ft x 10'10ft (3350m x 3290m) Double glazed window, radiator, built in cupboard

Bedroom 3/Study: 9ft x 6'1ft (2000m x 1680m) Double glazed window, radiator, window blinds

Bathroom: Bathroom suite comprising bath with chrome taps and side and end panels, wash hand basin, WC, fully tiled walls, double glazed window, radiator

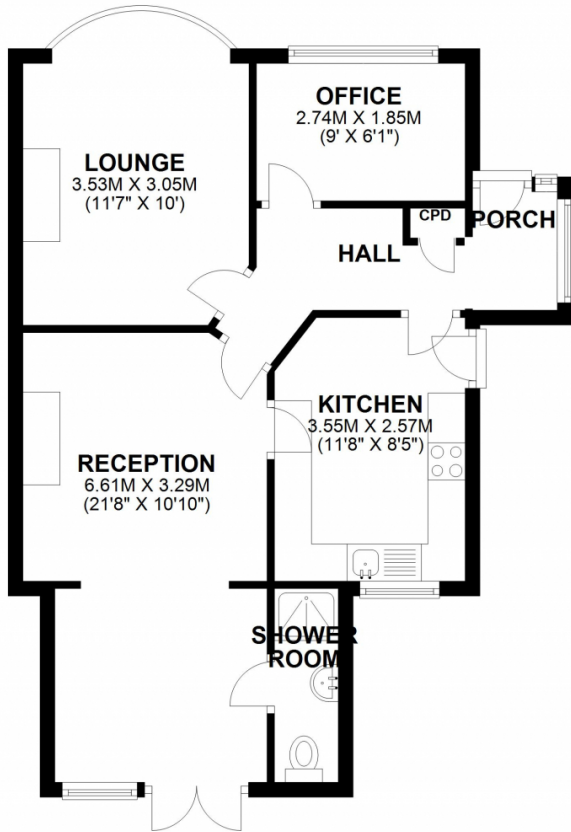
Ground Floor Shower Room: Shower cubicle with shower attachments and bi folding door, wash hand basin with chrome taps, WC, part tiled walls, heated towel rail, double glazed window

The rear garden is a manageable size which has been lovingly cared for by the current owner with an abundance of mature plants and shrubs. To the front of the property is a single detached garage with power and lighting and off road parking for 3-4 cars.

Offers in the region of £485,000
King Edward Avenue, Dartford, Kent DA1 2HZ

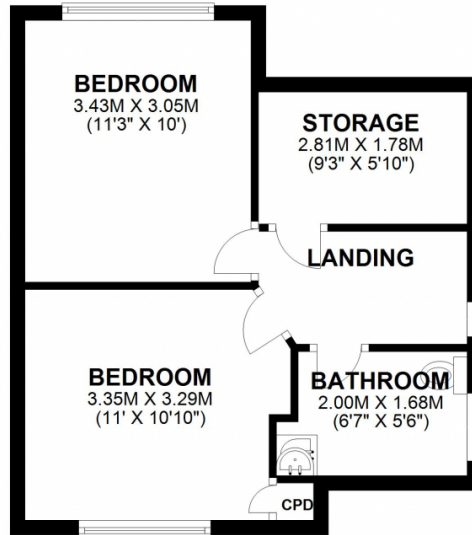
GROUND FLOOR

APPROX. 54.2 SQ. METRES (583.8 SQ. FEET)




FIRST FLOOR

APPROX. 35.8 SQ. METRES (385.4 SQ. FEET)



TOTAL AREA: APPROX. 90.0 SQ. METRES (969.2 SQ. FEET)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	82	
(69-80)	C		
(55-68)	D		
(39-54)	E		48
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC 

Address: King Edward Avenue, Dartford, Kent DA1 2HZ

