



**Price**  
**£475,000**

**Freehold**

5x  1x  3x 

**St. John's Road,  
Dartford, Kent, DA2**

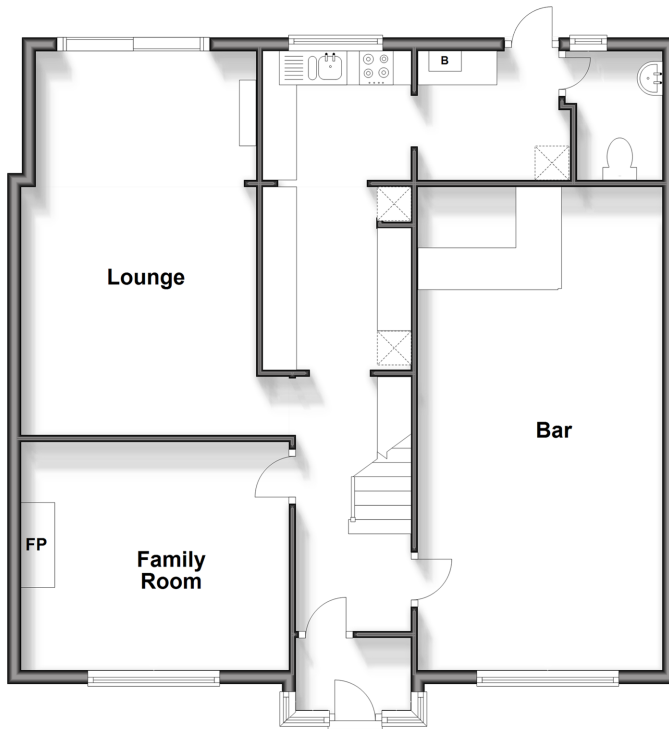
**OVER 60?**

Secure this property  
for up to **59% less!**

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Helping you move forwards

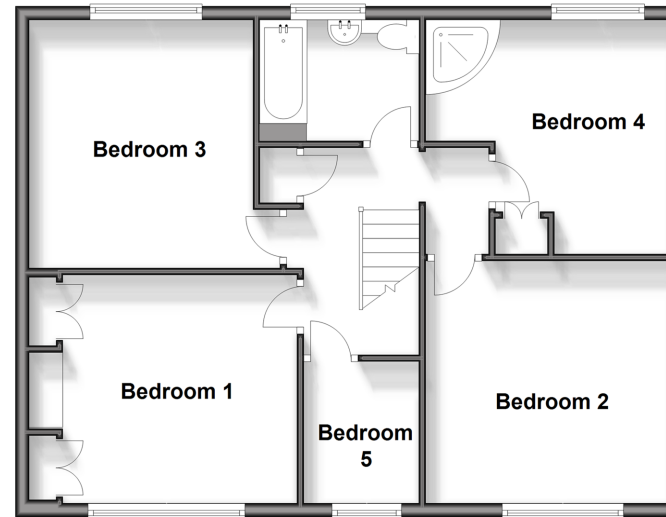
## Ground Floor

Approx. 87.1 sq. metres (937.2 sq. feet)



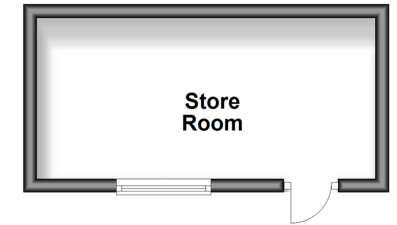
## First Floor

Approx. 67.5 sq. metres (726.8 sq. feet)



## Outbuilding

Approx. 11.9 sq. metres (127.9 sq. feet)



## Accommodation

### GROUND FLOOR

Porch  
Hallway  
Family Room: 12'9 x 11'1 (3.89m x 3.38m)  
Lounge: 19'0 x 10'7 (5.80m x 3.23m)  
Kitchen: 15'8 x 7'7 (4.78m x 2.31m)  
Utility Room: 7'8 x 5'8 (2.34m x 1.73m)  
Cloakroom: 5'11 x 3'10 (1.80m x 1.17m)  
Bar: 23'8 x 11'10 (7.22m x 3.61m)

### FIRST FLOOR

Landing  
Bedroom 1: 11'11 up to fitted wardrobes x 11'3 (3.63m x 3.43m)  
Bedroom 3: 11'4 x 11'3 (3.46m x 3.43m)  
En-suite Shower Room  
Bathroom: 7'7 x 5'9 (2.31m x 1.75m)  
Bedroom 4: 11'11 x 7'1 (3.63m x 2.16m)  
Bedroom 2: 11'11 x 10'9 (3.63m x 3.28m)  
Bedroom 5: 6'9 x 5'5 (2.06m x 1.65m)

### OUT BUILDING

Store Room

### OUTSIDE

Front Garden  
Driveway  
Rear Garden



## Main features

- Extended semi detached family home
- Utility room, cloakroom and en-suite shower-perfect for today's lifestyle
- Spacious and flexible accommodation throughout
- Ideal for "Outstanding" primary school
- Excellent transport links and ideal for A2/M25 as well as Bluewater shopping centre

### Nearest Schools

Primary Schools: The Brent Primary 0.0 miles, The Gateway Primary 0.2 miles  
Secondary Schools: The Leigh Technology Academy 0.6 miles, Dartford Grammar School 1.7 miles, Dartford Grammar School for Girls 1.8 miles

### Transport Information

Train Stations: Stone Crossing 0.8 miles, Dartford 1.2 miles, Greenhithe 1.5 miles

### Address

St. John's Road, Dartford, Kent, DA2

### Directions

For directions to this property please contact us.



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Call Dartford Branch 01322 288211 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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