



**Price**  
**£500,000**

**Freehold**

3x  2x  2x 

**Elm Road, Dartford,  
Kent, DA1**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- Stunning extended end of terrace house with en-suite
- Modern open plan kitchen/dining area
- Downstairs cloakroom and utility room
- Walking distance of excellent schools and Dartford town centre
- Sold with no forward chain

## Accommodation

### GROUND FLOOR

- Entrance Porch
- Hallway
- Utility Room
- Cloakroom : 7'6 x 3'6 (2.29m x 1.07m)
- Kitchen Area: 20'4 x 10'5 (6.20m x 3.18m)
- Dining Area : 10'3 x 9'2 (3.13m x 2.80m)
- Lounge: 15'9 x 11'5 (4.80m x 3.48m)

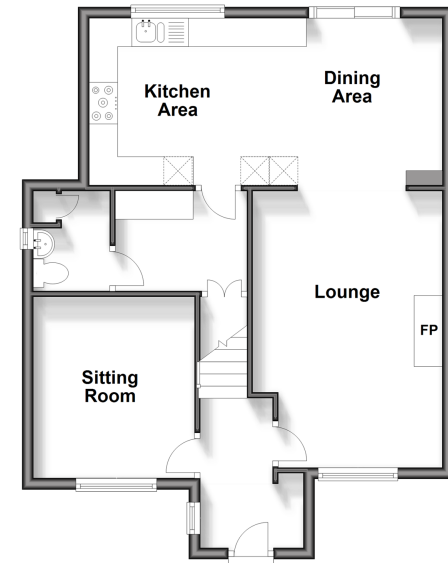
### FIRST FLOOR

- Landing
- Bedroom 1: 16'8 x 9'6 (5.08m x 2.90m)
- En-suite Shower Room
- Bedroom 3: 11'6 x 10'1 (3.51m x 3.08m)
- Bathroom: 7'3 x 5'6 (2.21m x 1.68m)
- Bedroom 2: 10'7 x 8'9 (3.23m x 2.67m)

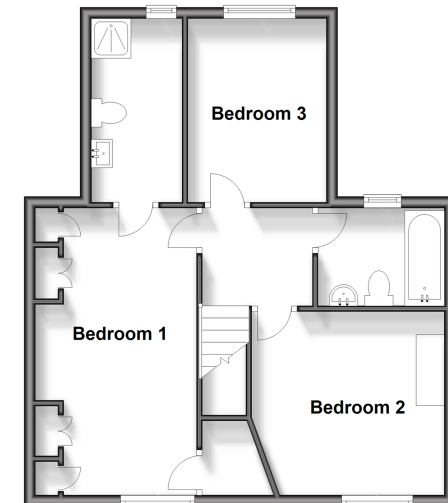
### OUTSIDE

- Driveway
- Rear Garden

**Ground Floor**  
Approx. 57.1 sq. metres (614.7 sq. feet)



**First Floor**  
Approx. 50.4 sq. metres (542.7 sq. feet)



**Call Dartford - 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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