



**Guide Price**  
**£350,000**

**Freehold**

3x  1x  2x 

**Bramble Avenue, Bean,  
Dartford, Kent, DA2**

*Wards*  
Helping you move forwards





## Main features

- Semi-detached house recently refurbished throughout
- Brand new modern shower room
- Unique and versatile layout
- Living room with balcony access
- Main bedroom with garden access
- Quiet, established residential area

## Accommodation

### GROUND FLOOR

Hallway

Kitchen: 11'0 x 7'0 (3.36m x 2.14m)

Dining Room: 12'0 x 7'0 (3.66m x 2.14m)

Living Room: 20'0 x 11'0 (6.10m x 3.36m)

Balcony

### LOWER GROUND FLOOR

Landing

Family Shower Room

Bedroom 1: 10'1 x 8'0 (3.08m x 2.44m)

Bedroom 2: 9'9 x 9'0 (2.97m x 2.75m)

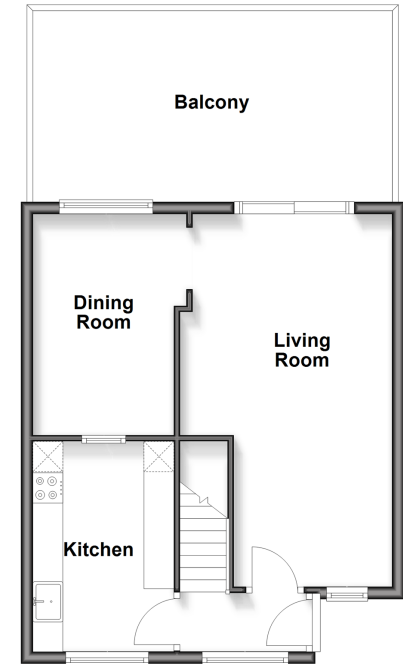
Bedroom 3: 8'0 x 6'4 (2.44m x 1.93m)

### OUTSIDE

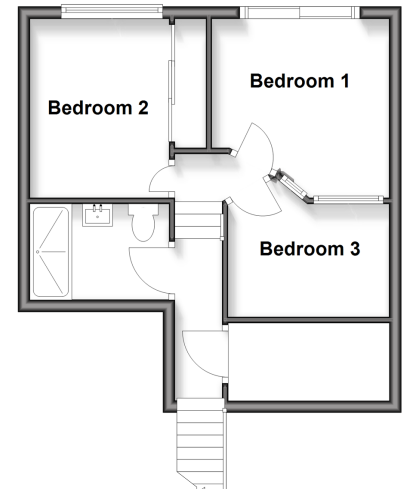
Rear Garden

Off Road Parking

**Ground Floor**  
Approx. 40.9 sq. metres (440.3 sq. feet)



**Lower Ground Floor**  
Approx. 33.7 sq. metres (363.0 sq. feet)



10546114/20251013/MP/JH

**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