



£740,000

Princes Road, Dartford, Kent, DA1 3HH

Chattertons

Est. 1893

Detached 4 Bedroom House

A substantial double fronted four-bedroom detached house, extended and refitted in 2022 and now offering exceptional family accommodation for the modern age.

The accommodation comprises four bedrooms the master with En suite shower room, bathroom, and separate w.c, spacious landing, living room, principal living room which is open plan to dining area and kitchen with integrated appliances and ground floor cloakroom.

Features include gas fired central heating, double glazed windows, garage space with rear access.



- **Double fronted 4 Bedroom house**

- **Extended & refitted in 2022**

- **Master bedroom with ensuite**

- **Open plan living room**

Entrance Hall

Double glazed front entrance door and double-glazed window to front, sensor lighting, radiator, under stairs meter/storage cupboard

Reception Room 12' 9" x 10' 9" (3.89m x 3.28m)

Double glazed bay window to front, 2 double glazed windows to side, feature fireplace, radiator

Open Plan Reception Room 27' 0" x 11' 4" (8.23m x 3.45m)

Double glazed bay window to front, double glazed Bi fold doors to rear, four double glazed windows to side, two radiators, three wall lights, open plan to dining area and kitchen

Dining Area

Double glazed Bi fold doors to rear, radiator, open plan to kitchen

Kitchen 19' 4" x 14' 0" (5.89m x 4.27m)

Double glazed window to rear, range of base and wall cupboard, fitted work tops inset with mixer taps, integrated double oven, integrated fridge freezer, five ring hob, centre island, cupboards, breakfast bar, integrated dishwasher

Ground floor Cloakroom

Close coupled w.c suite, vanity wash hand basin, extractor fan

Landing

Two double glazed windows to front, radiator, access to insulated loft and gas fired boiler, built in airing cupboard, carpet, smoke alarm

- **Kitchen with integrated appliances**

- **Wide Garden**

- **Garage space and parking with rear access**

- **Close to mainline station**

Bedroom 1 24' 0" x 11' 5" (7.32m x 3.48m)

Double glazed bay window to front, radiator, carpet

En Suite

Double shower enclosure with Drench Head, double glazed window to rear, close coupled w.c suite, vanity wash hand basin with mixer taps, ladder style towel rail

Bedroom 2 15' 4" x 10' 9" (4.67m x 3.28m)

Double glazed bay window to front, two double glazed windows to side, radiator, carpet

Bedroom 3 11' 4" x 11' 0" (3.45m x 3.35m)

Double glazed window to rear, radiator, carpet

Bedroom 4 8' 0" x 7' 7" (2.44m x 2.31m)

Two double glazed window to rear, radiator, carpet

Bathroom

Double glazed windows to side, P style bath with shower over, mixer taps, shower attachment, shower screen, vanity wash hand basin with mixer taps, Ladder style towel rail, extractor fan

Separate W.C

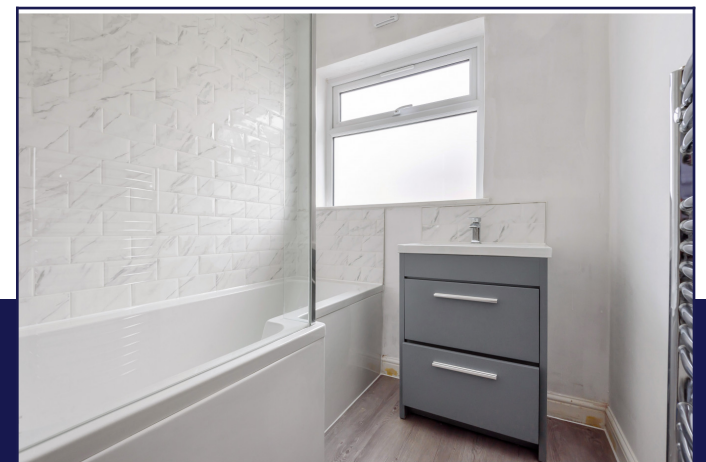
Double glazed window to rear, close coupled w.c suite

Garden 51' 0" x 41' 0" (15.54m x 12.50m)

Laid to lawn, pedestrian side access, outside tap, outside lighting

Garage Space

Concrete base, vehicular rear access

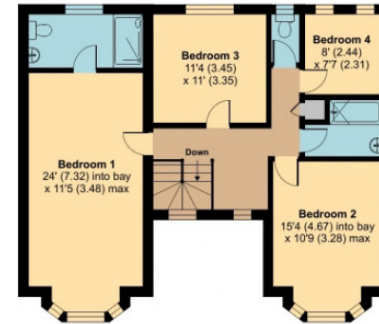




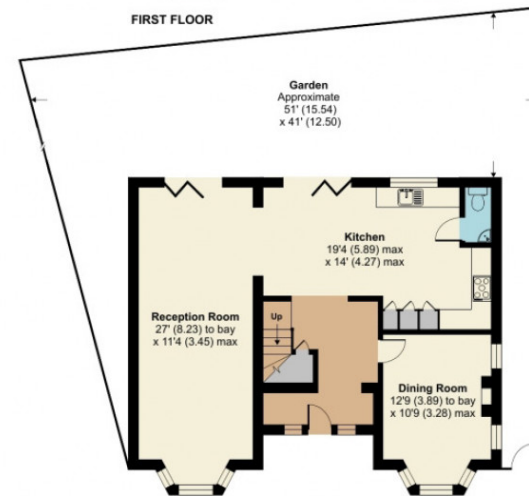
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Approximate Area = 1831 sq ft / 170 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2022. Produced for Chattertons Estate Agents Ltd. REF: 893472

All dimensions are approximate and are quoted for guidance only, their accuracy cannot be confirmed. Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose. Buyers are advised to obtain verification from their solicitors as to the freehold/leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended / converted as to Planning approval and Building Regulation compliance. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout is included this is for general guidance only, it is not to scale and its accuracy cannot be confirmed.

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