



7 Heathlands Rise, West Dartford

- West Dartford location
- Extended Detached Bungalow
 - Large lounge
- Well presented throughout
 - Floor Area: 1300 sq ft
- Good access to local schools, including Grammar
 - Three DOUBLE bedrooms
 - Extended kitchen/dining room
 - Call Hunters to view
 - EPC Rating: E

Guide Price £550,000

HUNTERS®

HERE TO GET *you* THERE

**** PRICE RANGE £550,000 - £575,000 ****

Hunters estate agents are delighted to offer to the market this **DETACHED** bungalow which is located on a popular road within West Dartford giving great access to a range of schools, including Dartford Grammar, local shops, transport and A2/M25 links.

The property is **WELL PRESENTED** throughout and offers a lot of space as well as natural light.

The accommodation on offer comprises of an entrance porch which then leads in to the entrance hall, the master and second bedroom are both to the front of the home and both come with built in wardrobes.

Back off the hallway is bedroom three, a modern shower room and access to the lounge and kitchen.

The lounge has been extended which now creates a lovely size room, you can access the garden from here.

The kitchen/diner has also benefitted from the extension and also gives access to the garden.

On top of this space, the loft has been boarded and has a Velux window, with a little more work this could easily be used as an office space and another bedroom if needed.

Externally there is an in and out driveway which offers off road parking for two cars, there is side access which then leads to a spacious garage.

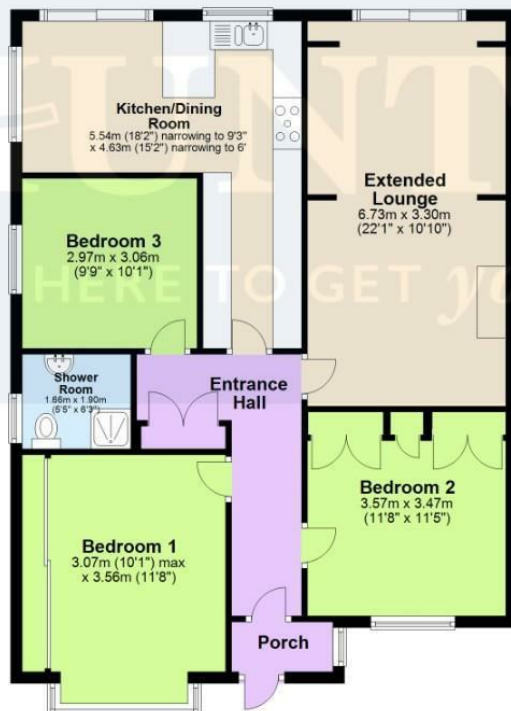
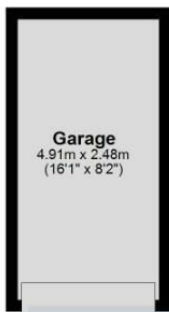
The rear garden is a very well maintained and peaceful area which has a lovely decking sitting area.

Call Hunters now to arrange your viewing!



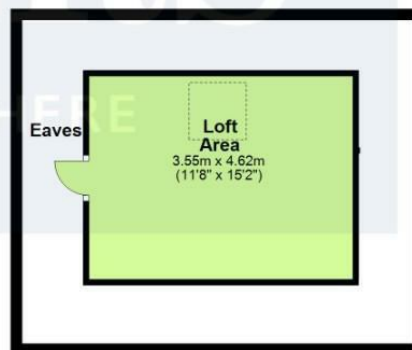


Ground Floor
Approx. 102.1 sq. metres (1098.7 sq. feet)



Total area: approx. 120.8 sq. metres (1300.5 sq. feet)

First Floor
Approx. 18.8 sq. metres (201.8 sq. feet)



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents

Viewing

Please contact our Hunters Welling Office on 020 8304 1000 if you wish to arrange a viewing appointment for this property or require further information.



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