



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		



Larmer, Church Hill, Wilmington DA2 7EH
Price: £775,000

Located within the popular semi-rural village of Wilmington, within the Church Hill conservation area, giving access to popular local schools including Wilmington Grammar and Dartford Grammar and offering easy access to A2 and M25, proximity to the high-speed railway station in Ebbsfleet with its 17 minute connection to Central London, as well as being within close proximity to Dartford, Crayford and Bexley railway stations, is this spacious five-bedroom character detached house with no forward chain. Occupying a generous corner plot, this ideal family home offers spacious and versatile living accommodation comprising of entrance porch, entrance hall, three reception rooms, kitchen / breakfast room, ground floor wc, ground floor shower room and a utility room. To the first floor there is a bathroom, shower room, separate wc and five bedrooms. The property also offers potential to extend further subject to relevant planning. In addition, the property benefits from a detached garage to the rear, ample off-street parking to the rear for three cars, front and rear gardens, double glazing, gas central heating and character features. Viewing is highly recommended.

Ref: BX11111208

If you are thinking of selling or letting your home, Park Estates will be pleased to provide you with a free market appraisal and advice without obligation.

Entrance Porch

Tiled flooring. Wall-mounted motion-sensitive light.

Entrance Hall

Wood flooring. Double glazed UPVC front door. Radiator. Understairs storage cupboard.

Reception 1

14' 5" x 14' 0" (4.39m x 4.26m) Wood flooring. Gas fire and feature surround. Coving. Double glazed bay window to front. Four radiators.

Reception 2

13' 3" x 12' 6" (4.04m x 3.81m) Wood flooring. Three radiators. Coving. Two double glazed windows to rear. Double glazed French doors to rear. Gas fire with feature surround.

Reception 3

11' 1" x 9' 6" (3.38m x 2.89m) Laminate flooring. Double glazed window to front. Coving. Radiator. Alcove. Storage space under the floor.

Kitchen

9' 10" x 8' 5" (2.99m x 2.56m) Double glazed window to rear. Wood flooring. Range of wall and base units. Butler sink with mixer taps. Plumbed for dishwasher. Breakfast bar. 'Rangemaster' cooker. Part tiled walls.

Inner Lobby

Tiled flooring. Double glazed door to rear. Radiator.

Utility

Tiled flooring. Radiator. Double glazed window to rear. Range of wall and base units. Plumbed for washing machine and space for tumble dryer. Inset sink, drainer and mixer taps. Space for a large fridge / freezer.

WC

Tiled flooring. Low level wc. Wall mounted wash hand basin. Radiator. Double glazed frosted window to rear.

Shower Room

Tiled flooring. Shower cubicle. Part tiled walls. Two wall mounted wash hand basins. Radiator.

Landing

Wood flooring. Wall lights. Loft access.



Bedroom 1

13' 3" x 10' 10" (4.04m x 3.30m) Wood flooring. Two double glazed windows to rear. Picture rail. Fitted wardrobes.

Bedroom 2

13' 0" x 9' 6" (3.96m x 2.89m) Wood flooring. Double glazed window to front. Picture rail. Radiator. Wall lights.

Bedroom 3

13' 4" x 8' 7" (4.06m x 2.61m) Double glazed window to rear. Fitted wardrobes. Wood flooring. Wall lights. Radiator.

Bedroom 4

11' 1" x 9' 0" (3.38m x 2.74m) Carpet. Radiator. Double glazed window to front. Wall lights.

Study / Bedroom 5

8' 2" x 7' 9" (2.49m x 2.36m) Wood flooring. Radiator. Double glazed window to front. Picture rail.

Shower Room

Low level wc. Tiled flooring. Part tiled walls. Radiator. Pedestal wash hand basin. Shower cubicle. Cupboard. Spotlights. Extractor fan.

Bathroom

Tiled flooring. Part tiled walls. Shower cubicle. Panelled bath. Low level wc. Pedestal wash hand basin. Radiator. Double glazed frosted window to rear. Spotlights.

WC

Tiled flooring. Part tiled walls. Low level wc. Wash hand basin in vanity unit. Double glazed frosted window to rear.

Garden

Mainly laid to lawn. Shed. Rear and side access. Patio. Shrubs. Lights.

Front Garden

Paved path. Laid to lawn. Mature shrubs.

Garage

24' 0" x 8' 3" (7.31m x 2.51m) Detached to rear.

Parking

Off street parking to rear for three cars with lighting.

Council Tax

Band G.

