



Windsor Drive, Dartford

 4/5  2  1

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# Windsor Drive

## Dartford

4 / 5 BEDROOM IMMACULATE SEMI DETACHED FAMILY HOME | FRONT RECEPTION ROOM | LARGE KITCHEN / DINING | GROUND FLOOR WC | STUDY / BEDROOM 5 | 4 BEDROOMS TO FIRST FLOOR | EN-SUITE | DESIGNER FAMILY BATHROOM | SECLUDED REAR GARDEN | PARKING TO FRONT FOR SEVERAL VEHICLES | GARAGE | EXCELLENT CATCHMENT AREA FOR SCHOOLS | CLOSE PROXIMITY TO CRAYFORD & DARTFORD TRAIN STATION | LINKS TO A2 & M25

### Property Summary

SUPERB HIGH SPEC beautiful large extended 4/5 bed semi with no expense spared in decorating to an excellent standard providing a unique space.

The ground floor comprises an impressive hallway that leads to an immaculate front reception room followed by a study room/ bedroom 5 with front garden views. Just off the hallway is a ground floor WC, utility room and a large open plan kitchen/diner. This provides wonderful and functional family space with storage and bi-fold doors to leading to the mature rear garden.

The first floor comprises 4 bedrooms one with en-suite and a designer family bathroom. The rear garden is secluded and quiet with mature trees and shrubs and the property boasts a detached garage off street parking to front for several vehicles.

The property is well located for local amenities and excellent catchment area for Dartford Grammar for Boys & Girls and Wilmington Grammar for Boys & Girls and Wentworth & West Hill Primary Schools. Crayford & Dartford Train station within close proximity and excellent transport links for A2 & M25.

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## Accommodation

### Driveway

Blocked paved driveway for several vehicles, access to garage, outside light, CCTV, shrub borders.

### Entrance hall

Door to side with frosted inserts, skirting, spotlights to ceiling, Herringbone oak flooring, multiple power points, traditional radiator.

### Ground floor WC

Frosted double glazed window to side, spotlights to ceiling, part tiled walls, tiled flooring, low level WC, vanity wash hand basin, traditional radiator, towel rail, extractor.

### Utility room

Spotlights, plumbed for washing machine and tumble dryer, housing boiler.

### Open plan kitchen/diner 19' 9" x 18' 3" (6.02m x 5.56m)

Double glazed bi-fold doors to rear garden, double glazed window to rear, Skylight, spotlight to ceiling, skirting, Herringbone oak flooring, Magnet shaker style fitted wall and base units, light granite stone over, range cooker with gas hob and extractor, plumbed for American fridge freezer, built in microwave, undermount kitchen sink with drainer and faucet tap, multiple power points, wine cooler, breakfast bar, built in storage cupboards, 2x traditional radiators, cat 5 hardwire.

### Study / Bedroom 5 10' 0" x 7' 7" (3.05m x 2.32m)

Double glazed windows to front and side with plantation blinds, spotlights to ceiling, skirting, Herringbone oak flooring, multiple power points, radiator, cat 5 hardwire.

### Reception room 16' 3" x 12' 2" (4.95m x 3.70m)

Double glazed windows to front with plantation blinds, pendant light to ceiling, skirting, Herringbone oak flooring, radiator, multiple power points, cat 5 hardwire.

### Landing

Carpeted, spotlights to ceiling, skirting, radiator, glass balustrade.

### Bedroom 1 12' 2" x 10' 2" (3.70m x 3.09m)

Double glazed window to rear with Roman blind, pendant light to ceiling, skirting, carpet, radiator, multiple power points, fitted



wardrobes, cat 5 hardwire, door to en-suite.

**Ensuite**

Frosted double glazed window to side, spotlights, fully tiled walls and flooring, low level WC, vanity wash hand unit, enclosed walk in shower with glass door, chrome heated towel rail.

**Bedroom 2** 16' 5" x 11' 11" (5.00m x 3.62m)

Double glazed square bay window to front with plantation blinds and spotlight, pendant light to ceiling, skirting, carpet, radiator, multiple power points, cat 5 hardwire.

**Bedroom 3** 11' 11" x 8' 0" (3.63m x 2.45m)

Double glazed window to rear with Roman blind, carpet, skirting, pendant light to ceiling, radiator, fitted wardrobes along one wall with hot water cylinder system, multiple power points, cat 5 hardwire.

**Bedroom 4** 11' 0" x 8' 9" (3.35m x 2.67m)

Double glazed window to front with plantation blinds, pendant light to ceiling, skirting, carpet, radiator, multiple power points, cat 5 hardwire.

**Bathroom**

Frosted double glazed window to side, spotlights, part tiled walls, tiled flooring, low level WC, vanity wash hand unit, free standing bath with hand help shower attachment, heated towel rail.

**Garden** 82' 0" x 28' 1" (25.00m x 8.56m)

Patio area, mainly laid to lawn with mature trees and shrub borders, outside light and tap, access to detached garage.

**Garage** 19' 0" x 8' 6" (5.800m x 2.60m)

Up and over door with power and light.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		82
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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