

Harpers & Co  
**FOR SALE**  
01322 524 425  
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Chestnut Grove, Dartford



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# CHESTNUT GROVE

DARTFORD DA2 7PQ

3 BEDROOM LINK DETACHED HOUSE WITH POTENTIAL TO EXTEND (STPP) | GROUND FLOOR CLOAKROOM | RECEPTION ROOM | FITTED KITCHEN OPENING TO DINING ROOM | 2 DOUBLE BEDROOMS AND 1 SINGLE | FAMILY SHOWER ROOM | MATURE REAR GARDEN | GARAGE | DRIVEWAY TO FRONT | QUIET RESIDENTIAL ROAD

***Huge potential & Large garden***

3 BEDROOM DETACHED FAMILY HOME WITH POTENTIAL TO EXTEND (STPP) and within catchment area of EXCELLENT local Primary & Grammar schools.

Harpers & Co are delighted to offer for sale this 3-bedroom detached house in need of updating. The ground floor comprises of a cloakroom, reception room, fitted kitchen opening to dining area. To the first floor there are 2 double bedrooms, 1 single and a family shower room. Externally there is a mature and elevated rear garden, driveway to front and garage.

The property has HUGE POTENTIAL and will make an excellent family home with scope to extend. It is well located for local Primary and secondary/grammar schools and within easy access for the A2/M25 and local amenities.

Viewings highly recommended by appointment only through award winning agents Harpers & Co.

## Front garden

Driveway to front, lawn, shrub border, outside light, access to garage.

## Entrance Hallway

Carpeted, coved ceiling, skirting, pendant light to ceiling, radiator, wall lights, stairs to first floor, under stairs storage space.

## Cloakroom

Carpet, ceiling light, low level WC, wash hand basin.

## Reception Room

Double glazed window to front, pendant light to ceiling, coved ceiling, skirting, 2x radiators, multiple power points, brick built fireplace with



electric fire (untested), wall lights, double glazed windows and door to rear garden.

### Dining Room

Double glazed window and door to rear, spotlights, carpet, radiator, wall light, multiple power points.

### Kitchen 10' 5" x 8' 3" (3.18m x 2.52m)

Double glazed window to rear, tiled effect flooring, spotlight cluster to ceiling, range of fitted wall and base units, built in electric oven, hob and extractor, stainless steel sink unit with drainer, tiled walls, plumbed for washing machine and dishwasher, built in fridge freezer, multiple power points.

### Landing

Double glazed window to side with venetian blind, carpeted, coved ceiling, pendant light to ceiling, radiator, loft access.

### Bedroom 1 13' 7" x 11' 10" (4.15m x 3.61m)

Double glazed window to front, coved ceiling, skirting, pendant light to ceiling, carpet, multiple power points, radiator.

### Bedroom 2 11' 7" x 10' 4" (3.52m x 3.15m)

Double glazed window to rear, coved ceiling, skirting, pendant light to ceiling, carpet, multiple power points, radiator, built in wardrobes.

### Bedroom 3 8' 11" x 7' 5" (2.71m x 2.25m)

Double glazed window to front, coved ceiling, skirting, pendant light to ceiling, carpet, radiator, multiple power points.

### Family shower room

Frosted double glazed window to rear, tiled flooring and walls, spotlights, low level WC and vanity hand basin unit, walk in shower cubicle with chrome fixture and fittings, heated towel rail.

### Rear Garden 82' 0" x 30' 10" (25m x 9.40m)

Patio area, outside tap and light, steps to lawn area with mature tree and shrub borders, steps to a further lawn area, shed.

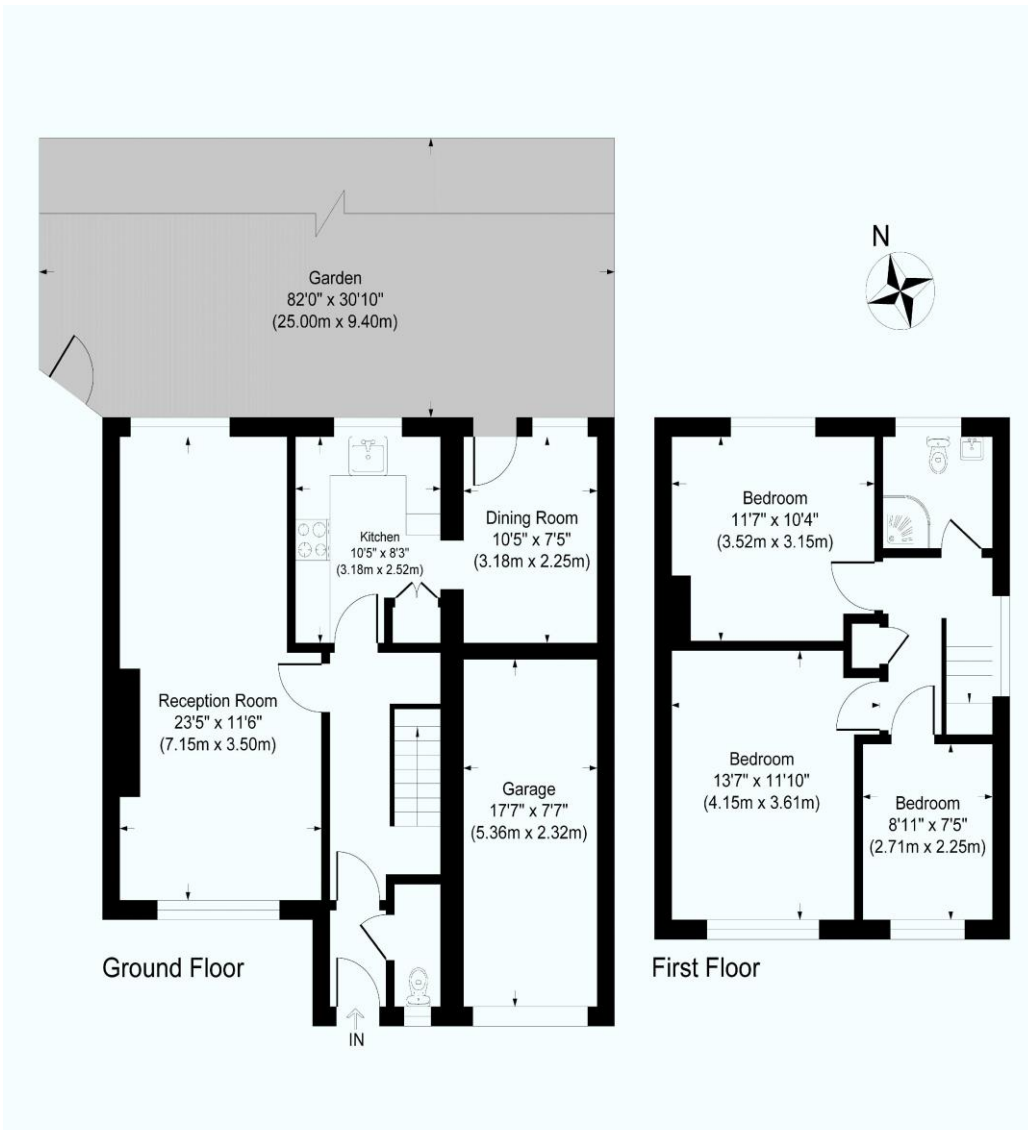
### Garage 17' 7" x 7' 7" (5.36m x 2.32m)

Up and over door with power and light.

### Harpers & Co Special Remarks

Huge potential to create a large family home in a favoured location within good school catchments.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E		
21-38	F	36 F	
1-20	G		

The graph shows this property's current and potential energy rating.

**Bexley / Bexleyheath Department**  
 8 Bexley High Street  
 Bexley  
 DA5 1AD  
 T: 01322 524425  
 E: info@harpersandco.com

**Associate Park Lane**  
 121 Park Lane  
 Mayfair  
 W1K 7AG  
 T: 0207 409 4693  
 E: info@harpersandco.com

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