



Warren Road, Wilmington, Dartford



Harpers & Co



Harpers & Co

Warren Road

Dartford

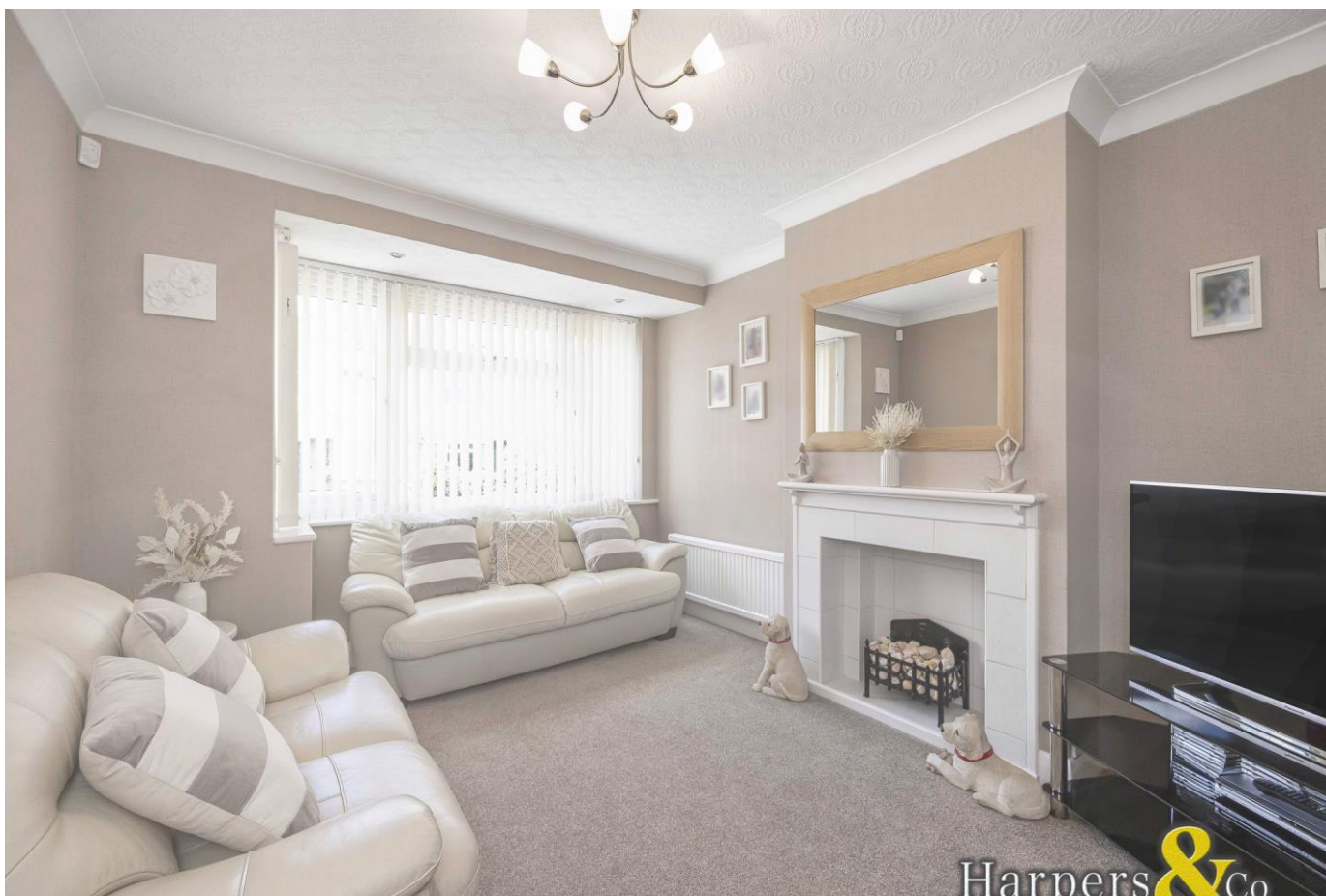
Harpers & Co are delighted to offer this truly immaculate throughout 3 Bedroom Terraced Home on Warren Road, Wilmington. This property is an absolute gem and a credit to the current owner who has cleverly designed and decorated this wonderful home. Located in the heart of Wilmington, this beautifully presented 3-bedroom terraced house on the sought after Warren Road makes an ideal family home and is so elegant and crisp throughout making it ideal for anyone looking for a great location with country views. SEE VIDEO

The entrance leads to a bright and airy lounge, flowing seamlessly into an open plan and spacious dining, kitchen and second reception with beautiful meadow and garden views - ideal for family gatherings or entertaining guests. The kitchen is very well designed and modern with a whole wall of floor and wall mounted units ample storage and workspace - making this the heart of the home. The kitchen has a quartz worktops throughout, integrated appliances (untested) and a double oven. Off the kitchen you have a second reception room or area ideal for young families or can be used as a home office which again really provides excellent and highly useable space.

The first floor comprises three well-proportioned bedrooms, including a spacious master bedroom, and a well designed family bathroom which is bright and well appointed. Please also note the loft has been fully boarded and can be used for storage or a home office and provides excellent functional space.

One of the most prominent features of this property is the garden which is manicured and landscaped but also has wonderful and uninterrupted views of the meadows to the rear. This unique feature alone makes this property really worth a viewing as the views are simply excellent. The garden is functional and designated planting, patio space for outside dining, and a low-maintenance lawn area for children to play or adults to socialise. New fences surround the garden providing an excellent backdrop.

Located in a sought-after residential area, this home benefits from excellent local schools, easy access to transport links, and a friendly community feel, making it an ideal place to settle down.



Accommodation

Entrance Hall

UPVC door to front with frosted side window, pendant light to ceiling, grey laminate flooring, multiple power points, carpeted stairs to first floor, under stairs storage.

Reception room 13' 8" x 10' 8" (4.17m x 3.24m)

Double glazed window to front, coved ceiling, skirting, spotlights, spotlight cluster to ceiling, radiator, carpet, multiple power points.

Kitchen/dining area 16' 11" x 11' 8" (5.15m x 3.56m)

Coved ceiling, spotlights to ceiling, skirting, tiled flooring, radiator, wall mounted built in gloss units with integrated double electric oven and grill, integrated fridge freezer, range of wall and base units with quartz work surface over, built in sink unit with drainer, gas hob with extractor over, part tiled walls, plumbed for washing machine, integrated dishwasher, multiple power points.

Reception 2 area 15' 9" x 10' 10" (4.80m x 3.30m)

Double glazed French doors and double glazed window to rear garden, coved ceiling, spotlights to ceiling, skirting, tiled flooring, radiator, multiple power points,

First Floor Landing

Carpeted, pendant light to ceiling.

Bedroom 1 11' 10" x 10' 8" (3.60m x 3.24m)

Double glazed window to rear, coved ceiling, ceiling rose with spotlight cluster, skirting, carpet, multiple power points.

Bedroom 2 11' 10" x 0' 0" (3.60m x 0m)

Double glazed window to front. coved ceiling, spotlight cluster, carpet, skirting, radiator, multiple power points.

Bedroom 3 7' 10" x 5' 11" (2.40m x 1.80m)

Double glazed window to front, coved ceiling, ceiling rose with spotlight cluster, skirting, carpet, radiator, multiple power points, storage units.

Bathroom 9' 2" x 8' 5" (2.80m x 2.57m)

Frosted double glazed window to rear, ceiling light, fully tiled walls and flooring, WC, pedestal wash hand basin, bath with shower attachment over, radiator with cover, integrated mirror, cupboard.



Loft 15' 5" x 9' 2" (4.70m x 2.80m)
2x skylights, carpeted, storage.

Rear Garden 95' 2" (29.00m)

Two sandstone patio areas, patio lighting laid to lawn with slab path, shrub border, shingled area with wood seating, large storage shed with power, outside tap.

BEAUTIFULLY PRESENTED 3 BEDROOM TERRACED HOME | 2 RECEPTION ROOMS | KITCHEN/DINING/RECEPTION AREA | 2 DOUBLE BEDROOMS & 1 SINGLE BEDROOM | MODERN FAMILY BATHROOM SUITE | DOUBLE GLAZING & GAS CENTRAL HEATING | LARGE REAR GARDEN WITH MEADOW VIEWS | WALKING DISTANCE TO GRAMMAR SCHOOLS | GREAT SCHOOL CATCHMENT – ALL PRIMARY & SECONDARY SCHOOLS WITHIN A 2 MILE RADIUS RATED GOOD OR OUTSTANDING | POPULAR LOCATION | EASY ACCESS TO TRANSPORT LINKS – BUS ROUTES, QUICK ACCESS TO THE M25/A2 & TRAIN ROUTES TO CENTRAL LONDON & KENT COAST | AMENITIES NEARBY & WALKING DISTANCE TO DARTFORD TOWN CENTRE

Disclaimer

These particulars form no part of any contract and are issued as a general guide only. Main services and appliances have not been tested by the agents and no warranty is given by them as to working order or condition. All measurements are approximate and have been taken at the widest points unless otherwise stated. The accuracy of any floor plans published cannot be confirmed. Reference to tenure, building works, conversions, extensions, planning permission, building consents/regulations, service charges, ground rent, leases, fixtures, fittings and any statement contained in these particulars should not be relied upon and must be verified by a legal representative or solicitor before any contract is entered into.





EPC graph to follow

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

harpersandco.com

Harpers & Co

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. The mention of any appliances and services within these details does not imply that they are in full and efficient working order or that they will remain within the property.