

Your Wisest Move

WISDOM ESTATES

Independent Estate Agents



A Growing Family-Home
Grovehurst Road, Dartford

Offers in the Region of £450,000
FREEHOLD

Wisdom Estates are delighted to welcome to the market this 4 Bedroom Semi-Detached Family-Home. Located within easy reach of all nearby amenities and Dartford Town Centre, this property has it all to offer - Large Bedrooms, Open-Plan Living, a Private Rear Garden, as well as a Garage and Driveway to front. Early viewing comes highly recommended.

EPC Rating 68 D

FEATURES INCLUDE:

- 4 Bedroom Semi-Detached Family-Home**
- 1.2 Miles to Dartford Station**
- Driveway & Garage**
- Close to Local Schools & Amenities**
- En-Suite & Family Bathroom**
- EPC Rating 68 D**

REF: 11350

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ENTRANCE HALL The Entrance Hall comprises a double-glazed feature front door, a wall-mounted radiator, and durable wood-laminate flooring.

DOWNSTAIRS W/C 4' 5" x 2' 8" (1.35m x 0.81m) An added bonus of this home is the additional downstairs W/C. Benefiting from a double-glazed window to front, a wall-mounted radiator, a low-level W/C, a hand-wash basin and easy to clean wood-laminate flooring.

KITCHEN 10' 3" x 9' 1" (3.12m x 2.77m) The Kitchen boasts a large double-glazed window and double-glazed patio door to rear, an array of matching wall and base units (with worktops over), a sink and drainer unit, an integrated oven and 4 ring gas hob, alongside space and plumbing for utilities and appliances. Part-tiled walls and fully-tiled flooring ensure effortless upkeep.

OPEN PLAN LOUNGE / DINER 26' x 20' (7.92m x 6.1m) This Family-Home benefits from a natural flowing, open-plan Lounge / Diner which measures an impressive 26' x 20' at it's maximum measurements. For ease of reference we have divided the areas and their features below.

LOUNGE The Lounge is a delightful space in which to sit back, relax and unwind of an evening. Large double-glazed sliding patio doors to rear ensure an abundance of natural light and direct access into the Garden, whilst warmth and comfort is provided by the two wall-mounted radiators, and wood-laminate flooring.

DINING AREA The Dining Area benefits from a large double-glazed window to front, a wall-mounted radiator, wood-laminate flooring, and stairs to the first floor landing.

FIRST FLOOR LANDING The First Floor landing comprises a double-glazed window to side, wood-laminate flooring, an airing cupboard, and loft-hatch access.

MASTER BEDROOM 12' 6" x 10' (3.81m x 3.05m) The Master Bedroom is bright and spacious and boasts a large double-glazed window to front, a wall-mounted radiator, wood-laminate flooring and direct access into the adjoining en-suite.

EN-SUITE 6' 6" x 6' (1.98m x 1.83m) The En-Suite is a real bonus and comprises of an inset shower, a hand-wash basin, a low-level W/C, a wall-mounted radiator, and wood-laminate flooring.

BEDROOM TWO 11' 9" x 9' 5" (3.58m x 2.87m) The Second Double-Bedroom encompasses a double-glazed window to front, a wall-mounted radiator, and wood-laminate flooring.

BEDROOM THREE 9' 8" x 8' (2.95m x 2.44m) Bedroom Three benefits from a double-glazed window to rear, a wall-mounted radiator, and wood-laminate flooring.

BEDROOM FOUR 11' 8" x 6' 3" (3.56m x 1.91m) The Fourth Bedroom comprises a double-glazed window to rear, a wall-mounted radiator, and wood-laminate flooring.

FAMILY BATHROOM 8' 1" x 5' 5" (2.46m x 1.65m) The Family Bathroom boasts a double-glazed window to rear, a wall-mounted radiator, and a 3 piece suite to comprise of; a low-level W/C, a hand-wash basin, and a bath. Part-tiled walls and fully-tiled flooring allow for easy cleaning.

GARDEN The rear garden compliments this family-home and provides an outside space in which to enjoy the warmer summer months.

GARAGE The Garage offers additional parking / storage and benefits from power and light, as well as an electric up and over door to front.

DRIVEWAY The Driveway to front provides ample off street parking, as well as gated side access to the rear garden.

Important Note

We have not tested any services or appliances at this property. We strongly recommend that all the information which we provide is verified by yourself on inspection, and by your Surveyor and Conveyancer. Please note that all measurements are approximate.

