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Location, Location, Location...
Lawrence Hill Road, West Dartford

Offers in the Region of £400,000
FREEHOLD

Welcomed to the market is this immaculate & spacious 3 Bedroom Victorian Family-Home. Located on one of the most prominent roads of West Dartford, and situated under a Mile to all local amenities including; West Hill Primary School (0.1 Miles), Dartford Grammar Schools (0.5 Miles), Dartford Town Centre (0.6 Miles), and Dartford Train Station (0.9 Miles). This property further benefits from off-street parking, and a private rear garden, ensuring it is certain to suit all walks of family life. EPC Rating 64 D

FEATURES INCLUDE:

- 3 Bedroom Victorian Terrace**
- 0.6 Miles to Dartford Town Centre**
- 0.1 Miles to West Hill Primary School**
- 0.9 Miles to Dartford Train Station**
- 0.5 Miles to Dartford Grammar Schools**
- Driveway & Garden**

REF: 11359

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The accommodation comprises:

LOUNGE / DINER 21' 1" x 11' 1" (6.43m x 3.38m) As you enter this charming Victorian family-home via the double-glazed feature front door, you are immediately welcomed by the surprisingly spacious Lounge / Diner. Measuring an impressive 21'1 x 11'1, and boasting a bright and airy ambience throughout, this entire area benefits from two separate double-glazed windows (one to front and one to rear), two wall-mounted radiators, a staircase granting access to the first floor, and durable wood-laminate flooring laid.

KITCHEN 10' 3" x 7' 5" (3.12m x 2.26m) The Kitchen is of a smart and intelligent design, and comprises a double-glazed window to side, an array of matching wall and base units (with work tops over), a sink and drainer unit, space for a cooker, alongside plumbing for both a washing machine and dishwasher. The Kitchen is finished off with a wall mounted 'Worcester' combi-boiler installed in 2015 (housed in a storage cupboard), a wall-mounted radiator, and easy to maintain part-tiled walls and wood-laminate flooring.

LOBBY The part-tiled Lobby provides access into the Downstairs Bathroom, as well as the Garden via a double-glazed door to side.

FAMILY BATHROOM 7' 8" x 6' 9" (2.34m x 2.06m) The Family Bathroom encompasses a 3 piece suite to include; a low-level W/C, a hand-wash basin, and a 'P' shaped-bath with wall-mounted shower and glass screen. Further benefiting from a wall-mounted radiator, a double-glazed window to side, as well as fully-tiled walls and flooring which allow for effortless upkeep.

FIRST FLOOR LANDING The First Floor Landing comprises a fitted carpet, and loft-hatch access.

MASTER BEDROOM 10' 7" x 10' 2" (3.23m x 3.1m) The Master Bedroom exudes both style and comfort and features a large double-glazed window to front, a wall-mounted radiator, a sumptuous fitted carpet, as well as fitted wardrobes.

BEDROOM TWO 10' 5" x 8' 5" (3.18m x 2.57m) The Second Bedroom benefits from a double-glazed window to rear, a plush fitted carpet, a wall-mounted radiator, and an over-stair storage cupboard.

Please Note: Access to Bedroom Three is provided via this Bedroom.

BEDROOM THREE The Third Bedroom which could also be utilized as a Study / Playroom, is accessible via Bedroom Two, and boasts a double-glazed window to rear, a wall-mounted radiator, as well as a fitted carpet.

GARDEN Complimenting this property is the delightful and well-sized Rear Garden. Benefiting from a new patio area, a low-maintenance astro-turf lawn, as well as gated side access, and a brick-built garden shed to rear.

DRIVEWAY A block-paved driveway to front offers ample off-street parking.

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.

Measurements

Please note that all measurements are approximate.

Viewing

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