

Your Wisest Move

# WISDOM ESTATES

Independent Estate Agents



**Why Live Any Where Else?**  
**Fairway Drive, Dartford**

**Offers in excess of £475,000**  
**FREEHOLD**

Wisdom Estates are proud to welcome to the market, for the first time in over 40 years, this stunning 3 Double Bedroom Semi-Detached Family-Home. Situated on a highly sought after cul-de-sac, and having been lovingly maintained throughout, this property further benefits from; 2 reception rooms, off street parking, a garage, and a sizeable private rear garden. Call today for this once in a lifetime opportunity! EPC Rating 67 D

**FEATURES INCLUDE:**

- ☑ **3 Double-Bedroom Semi-Detached**
- ☑ **1.2 Miles to Dartford Station**
- ☑ **0.3 Miles to Brent Primary**
- ☑ **Potential to Extend (STPP)**
- ☑ **0.3 Miles to Gateway Primary**
- ☑ **Garage & Parking**

REF: 11392

**01322 272 144**  
**www.Wisdom-Estates.co.uk**

**DRIVEWAY & FRONT GARDEN** The Driveway provides a delightful approach and offers off street parking, as well as direct access into the Garage.

**PORCH** The Porch area welcomes you in via a double-glazed door and is fully-tiled providing the ideal space to store your shoes.

**ENTRANCE HALL 13' 3" x 6' 5" (4.04m x 1.96m)** Stepping through the feature front door and into the the Entrance Hall you are certain to be left with a lasting impression from this sizeable family-home. Comprising a fitted carpet, a wall-mounted radiator, and stairs leading to the first floor landing.

**KITCHEN 14' 3" x 6' 9" (4.34m x 2.06m)** The Kitchen has been intelligently designed to maximise on the use of space. Benefiting from ample natural light and garden access which is provided via the double-glazed patio door to rear and window to side, the practicality of this kitchen is ensured by the array of matching wall and base units (with worktops over), integrated oven & hob, sink and drainer unit, space and plumbing for utilities, as well as wood-laminate flooring and part-tiled walls.

**FAMILY ROOM 19' 4" x 11' (5.89m x 3.35m)** The Family-Room offers the ideal space in which to sit back, relax and unwind of an evening. Benefiting from a large double-glazed bay window to front providing bountiful natural light, as well as a wall-mounted radiator and fitted carpet for warmth and comfort.

**DINING ROOM 12' 5" x 10' 5" (3.78m x 3.18m)** Boasting double-glazed patio doors to rear, a wall-mounted radiator, and a fitted carpet, the Dining Room provides ample space to enjoy a family-meal.

**DOWNSTAIRS CLOAKROOM** A handy bonus is the downstairs cloakroom. Comprising a double-glazed window to side, a low-level W/C, a hand-wash basin, as well as part-tiled walls and fully-tiled flooring.

**FIRST FLOOR LANDING** The First Floor landing comprises a double-glazed window to side, loft-hatch access, and a fitted carpet.

**MASTER BEDROOM 14' x 11' 0" (4.27m x 3.35m)** The Master Bedroom benefits from a large double-glazed bay-window to front, a wall-mounted radiator, a fitted carpet, and a range of fitted wardrobes.

**BEDROOM TWO 17' x 10' 5" (5.18m x 3.18m)** Bedroom Two is another good sized double and boasts a large double-glazed window to rear, a wall-mounted radiator, a fitted carpet, and built-in wardrobes.

**BEDROOM THREE 14' x 7' (4.27m x 2.13m)** The Third Bedroom comprises a double-glazed window to rear, a wall-mounted radiator, and wood-laminate flooring.

**FAMILY BATHROOM 6' 4" x 6' 2" (1.93m x 1.88m)** The sleek and stylish Bathroom encompasses a 3 piece suite to include; a large walk-in shower, a low-level W/C, and a hand-wash basin. Further benefiting from a double-glazed velux window to rear, a heated-towel rail and easy to clean fully-tiled walls and flooring.

**GARDEN** The lovingly maintained and well-kept Private Rear Garden is certain to impress! With a delightful patio seating area, the remainder of the Garden is predominantly laid to lawn, and bordered by a variety of mature shrubs, flowerbeds and bushes, with a path leading you down to the Green-House.

**GARAGE 24' 7" x 8' 5" (7.49m x 2.57m)** Benefiting from power, light, and plumbing for additional utilities, the Garage is accessible via the up and over door to driveway, as well as double-glazed patio door 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.