

Your Wisest Move

WISDOM ESTATES

Independent Estate Agents



Take a Peek...

Blenheim Road, West Dartford

Guide Price £315,000 - £325,000

FREEHOLD

Chain-Free, Wisdom Estates are proud to present for sale this stunning 2 Double Bedroom Edwardian Terrace. Having been lovingly maintained, and recently decorated including new carpets, this home is located within a miles radius to nearby amenities including; Dartford Grammar Schools, Local Train Stations, as well as a variety of local shops. This home would be perfect for first time buyers looking to take their first steps onto the ladder. EPC 63 C

FEATURES INCLUDE:

- ☑ **2 Bedroom Edwardian Terrace**
- ☑ **Chain-Free**
- ☑ **Two Reception Rooms**
- ☑ **Recently Decorated & New Carpets**
- ☑ **0.5 Miles to Grammar Schools**
- ☑ **0.8 Miles to Dartford Station**

REF: 11422

0208 090 5959
www.Wisdom-Estates.co.uk

The accommodation comprises:

FRONT GARDEN A well-kept front garden offers a delightful approach and an outside space to store your bins.

FAMILY ROOM 12' 2" x 10' 6" (3.71m x 3.2m) The front door provides entrance into this warm and welcoming Family-Room. Benefiting from a large-double-glazed window to front, a wall-mounted radiator, and a sumptuous new fitted carpet.

DINING ROOM 12' 2" x 10' 6" (3.71m x 3.2m) The Dining Room is the ideal space to gather and enjoy an evening meal. Comprising of a double-glazed window to rear, a wall-mounted radiator, newly fitted carpet, and stairs to the first floor landing.

KITCHEN 10' 6" x 6' 6" (3.2m x 1.98m) The Kitchen has been intelligently designed to maximise on the use of space, and benefits from a double-glazed window to side, a range of matching wall and base units, ample space and plumbing for utilities and appliances, as well as part-tiled walls and easy to clean flooring.

LOBBY The lobby area acts as a natural divide and provides access to the downstairs bathroom, and garden via a double-glazed patio door to side.

DOWNSTAIRS BATHROOM 8' 2" x 6' 3" (2.49m x 1.91m) The Downstairs Bathroom benefits from a three piece suite to include; a low-level W/C, a hand-wash basin, and a walk-in shower. A large double-glazed window to side provides bountiful natural light, whilst part-tiled walls and easy to clean flooring ensure effortless upkeep.

FIRST FLOOR LANDING The First Floor Landing comprises a new fitted carpet and provides access to Bedroom 1 & 2.

MASTER BEDROOM 12' 2" x 10' 6" (3.71m x 3.2m) The Master Bedroom is bright and spacious and encompasses a double-glazed window to front, a wall-mounted radiator, and a new fitted carpet.

BEDROOM TWO 10' 6" x 9' 3" (3.2m x 2.82m) Bedroom Two is another good size double and comprises a double-glazed window to rear, a wall-mounted radiator, and a new fitted carpet.

GARDEN Having been mostly laid to lawn, with a garden path, and garden shed to rear, the Garden offers an outside space to enjoy all year round.

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

Wisdom Estates – Sidcup – 0208 090 5959 / Dartford – 01322 272 144

