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Independent Estate Agents



A HOUSE TO CALL A HOME...
Dartford Road, West Dartford

FREEHOLD

Chain-Free and proudly presented to the market is this exceptionally large 5 Bedroom Detached Family-Home. Situated in a prominent location of West Dartford, close to local transport links, shops and schools, it is to be noted this property once used to be the Post-Office in the area, and therefore it has a lot of space and potential to offer. This really is a once in a lifetime opportunity! EPC Rating 67 D

FEATURES INCLUDE:

- | | |
|--|---|
| <input checked="" type="checkbox"/> 5 Bedroom Detached | <input checked="" type="checkbox"/> 0.6 Miles to Grammar Schools |
| <input checked="" type="checkbox"/> Chain-Free | <input checked="" type="checkbox"/> Local Shops & Amenities |
| <input checked="" type="checkbox"/> 0.8 Miles to Crayford Station | <input checked="" type="checkbox"/> Huge Rooms & Potential |

REF: 11419

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The accommodation comprises:

DRIVE The Large Front Driveway provides ample off street parking, and gated side access to rear.

PORCH A double-glazed door welcomes you into the porch area.

ENTRANCE HALL 14' 5" x 7' (4.39m x 2.13m) Stepping through the glazed feature front door, and into the Entrance Hall of this sizeable home, you are certain to be impressed with the space and potential which is on offer throughout. Further comprising durable wood-laminate flooring, stairs to the first floor landing, and under-stair storage.

FAMILY ROOM 16' x 12' (4.88m x 3.66m) At the heart of this home, and providing an ideal space to sit back, relax and unwind, is the Family-Room. Benefiting from durable wood-laminate flooring, a wall-mounted radiator, and an open-plan flow which leads naturally into other areas of the property.

LOUNGE / DINER 20' x 17' (6.1m x 5.18m) This impressively proportioned Lounge / Diner is flooded with bountiful natural light via the two double-glazed windows to front, a large double-glazed window to side, and a double-glazed front door which could be easily revealed for access to the drive.

BEDROOM FIVE 12' 5" x 11' 6" (3.78m x 3.51m) Bedroom Five is located on the ground-floor and benefits from a double-glazed window to side, a wall-mounted radiator, and a fitted carpet.

KITCHEN / DINER 27' 8" x 12' 6" (8.43m x 3.81m) The open-plan Kitchen / Diner at its maximum points measures 27'8 x 12'6 - For ease of reference we have described the individual areas below:

KITCHEN AREA 10' 2" x 6' 7" (3.1m x 2.01m) The Kitchen area has been intelligently designed to maximise on the use of space. Benefiting from an array of matching wall and base units (with worktops over), a sink and drainer, as well as ample space and plumbing for appliances. Part-tiled walls and fully-tiled flooring ensure effortless upkeep.

DINING AREA 17' 6" x 12' 6" (5.33m x 3.81m) The Dining Area is both bright and spacious and comprises a double-glazed door and a double-glazed window to side, two double-glazed windows to rear, a range of matching wall and base units, and ample space for dining table and chairs.

UTILITY ROOM 6' x 4' 5" (1.83m x 1.35m) The Utility Room leads naturally off the Kitchen / Diner and boasts a double-glazed window to rear, plumbing and space for utilities, and fully-tiled floor.

DOWNSTAIRS BATHROOM 7' 8" x 5' 6" (2.34m x 1.68m) The Downstairs Bathroom is a real bonus to family life and encompasses two double-glazed windows to rear, a heated towel rail, a low-level W/C, a hand-wash basin, a feature corner bath, as well as fully-tiled walls and flooring.

FIRST FLOOR LANDING 16' 5" x 7' (5m x 2.13m) The First Floor Landing in its own right is impressive and comprises a double-glazed window to side, a fitted carpet, loft-hatch access, a wall-mounted radiator, and a storage airing cupboard.

MASTER BEDROOM 16' 5" x 13' 9" (5m x 4.19m) The Master Bedroom is ready to make your own, and benefits from two double-glazed windows to front, a double-glazed window to side, a wall-mounted radiator, and a fitted carpet.

The accommodation further comprises:

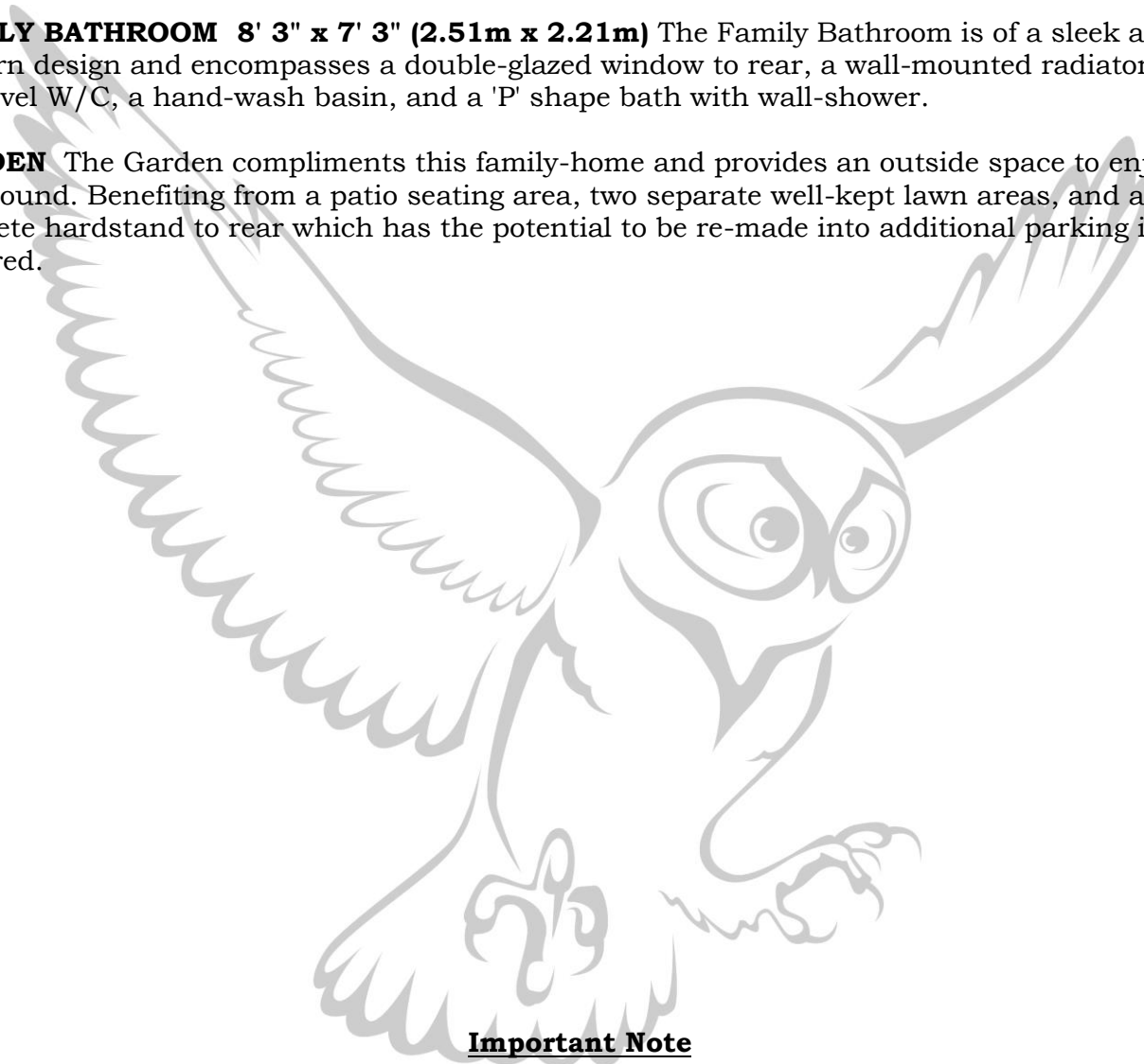
BEDROOM TWO 14' 1" x 12' 9" (4.29m x 3.89m) Bedroom Two continues on the theme of space and comfort found throughout, and comprises two double-glazed windows to front, a wall-mounted radiator, a fitted carpet, and a feature fireplace.

BEDROOM THREE 12' x 11' (3.66m x 3.35m) Bedroom Three is another good size double and boasts a double-glazed window to side and rear, a wall-mounted radiator, a fitted carpet, and a feature fireplace.

BEDROOM FOUR 8' 5" x 8' 3" (2.57m x 2.51m) Bedroom Four comprises a double-glazed window to rear, a wall-mounted radiator, and a fitted carpet.

FAMILY BATHROOM 8' 3" x 7' 3" (2.51m x 2.21m) The Family Bathroom is of a sleek and modern design and encompasses a double-glazed window to rear, a wall-mounted radiator, a low-level W/C, a hand-wash basin, and a 'P' shape bath with wall-shower.

GARDEN The Garden compliments this family-home and provides an outside space to enjoy all year round. Benefiting from a patio seating area, two separate well-kept lawn areas, and a raised concrete hardstand to rear which has the potential to be re-made into additional parking if required.



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

