

Your Wisest Move

# WISDOM ESTATES

Independent Estate Agents



**Take a peek inside...**  
**Colney Road, Dartford**

**Offers in the Region of £375,000**  
**FREEHOLD**

Wisdom Estates are proud to welcome to the market this well-presented and spacious 3 Bedroom Victorian Family-Home. Located under 0.8 miles to a variety of local amenities, including Dartford Train Station, the M25/A2, primary schools, and the nearby Town Centre, this property further boasts large living accommodation throughout, and a large private rear garden, making this home suited for the growing family. EPC Rating TBC

**FEATURES INCLUDE:**

- 3 Bedroom Victorian Home**
- Large Rear Garden**
- 0.6 Miles to Dartford Station**
- Two Reception Rooms**
- 0.1 Miles to Local Primary Schools**
- Popular Location**

REF: 10853

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

## **The accommodation comprises:**

**DINING ROOM 13' 3" x 11' 9" (4.04m x 3.58m)** Stepping through the double-glazed feature front door to side, and into this beautiful family-home you are first welcomed by the spacious and well-presented Dining Room. Benefiting from durable wood-laminate flooring throughout, a wall-mounted radiator, alongside stairs to the first floor landing (with under-stair storage).

**FAMILY ROOM 14' 0" x 13' 3" (4.27m x 4.04m)** The bright and spacious Family-Room is the perfect space in which to sit back, relax and unwind. Encompassing a large double-glazed bay window to front, a wall-mounted radiator, gas feature fireplace, as well as durable wood-laminate flooring.

**KITCHEN 12' 6" x 12' (3.81m x 3.66m)** The recently fitted Kitchen has been intelligently designed and is certain to accommodate your daily needs. Benefiting from a range of matching wall and base units (with worktops over), a variety of integrated appliances including; a fridge, dish-washer, oven and grill, and stylish wine cooler, alongside a sink and drainer unit, as well as a 4 ring worktop gas hob with overhead extractor. A double-glazed window and patio doors to rear provide ample natural lighting throughout, whilst part-tiled walls and fully-tiled flooring allow for effortless upkeep.

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

**MASTER BEDROOM 13' 0" x 11' 4" (3.96m x 3.45m)** The well-proportioned Master Bedroom is adorned with natural light due to the two separate double-glazed windows to front, and further benefits from a wall-mounted radiator, alongside a fitted carpet.

**BEDROOM TWO 11' 9" x 7' 8" (3.58m x 2.34m)** Bedroom Two carries on the theme of space and comfort found throughout this family-home and benefits from a large double-glazed window to rear, a wall-mounted radiator, fitted storage, and a fitted carpet.

**BEDROOM THREE 8' x 8' (2.44m x 2.44m)** Bedroom Three comprises of a double-glazed window to rear, a wall-mounted radiator, alongside a fitted carpet.

**FAMILY BATHROOM 6' 0" x 5' 0" (1.83m x 1.52m)** The Family Bathroom encompasses a 3 piece suite to include; a W/C, a hand-wash basin, and a walk-in shower. Part-tiled walls and flooring allow for effortless upkeep.

**GARDEN** The Large Rear Garden is a real highlight to this property and provides ample space for the whole family to enjoy. The lawned area is naturally bordered by a variety of mature shrubs and bushes, whilst the raised decked area to rear provides seating and access to the garden shed.

**FRONT GARDEN** The Front Garden provides a gated pathway to the front door, alongside gated side access to the 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.

### **Measurements**

Please note that all measurements are approximate.

### **Viewing**

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



