

Your Wisest Move

WISDOM ESTATES

Independent Estate Agents



Location, Location, Location...
Princes Avenue, Dartford

Offers in the Region of £400,000
FREEHOLD

Chain-Free and proudly presented to the market, is this lovingly maintained, and well-presented 3 Bedroom End of Terrace, Family-Home. Located on the highly sought-after Fleet Estate and being within easy reach to all local amenities including; Fleet Down Primary School (0.3 Miles), Darenth Valley Hospital (0.6 Miles), and Bluewater Shopping Centre (1.8 Miles), we highly advise booking your appointment to view before it is too late! EPC Rating TBC

FEATURES INCLUDE:

- | | |
|--|--|
| <input checked="" type="checkbox"/> 3 Bedroom End of Terrace | <input checked="" type="checkbox"/> Easy Access to M25 / A2 |
| <input checked="" type="checkbox"/> Chain-Free | <input checked="" type="checkbox"/> Private Rear Garden |
| <input checked="" type="checkbox"/> 0.2 Miles to Fleet Down Primary | <input checked="" type="checkbox"/> Driveway to Front |

REF: 11407

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www.Wisdom-Estates.co.uk

The accommodation comprises:

PORCH 6' 9" x 3' 5" (2.06m x 1.04m) The Porch is accessible via a double-glazed door to front, and is fully-tiled providing the ideal space to hang your coats, and store your shoes.

ENTRANCE HALL 12' 2" x 5' 6" (3.71m x 1.68m) Stepping through the feature front door, the Entrance Hall is warm and welcoming and comprises a wall-mounted radiator, a fitted carpet, and stairs to the first-floor landing (with under-stair storage).

DOWNSTAIRS W/C A handy bonus is the downstairs cloakroom. Tucked away under the stairs this space benefits from a hand-wash basin, and a low-level W/C.

KITCHEN / DINER 17' 5" x 10' (5.31m x 3.05m) The Kitchen / Diner is flooded with bountiful natural light throughout via the double-glazed window to side, and further double-glazed patio door, and window to rear. Further benefiting from an array of matching wall and base units (with worktops over), ample space and plumbing for appliances, as well as an integrated electric oven, and worktop 4 ring hob. Flotex Flooring allows for effortless upkeep.

FAMILY ROOM 12' 7" x 12' (3.84m x 3.66m) The Family-Room is the ideal space in which to sit back, relax and unwind. Boasting a large double-glazed window to front, a gas feature fireplace, and a fitted carpet.

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

MASTER BEDROOM 12' 7" x 10' 5" (3.84m x 3.18m) The Master Bedroom is bright and spacious and ready to make your own. Benefiting from a double-glazed window to front, a wall-mounted radiator, built-in wardrobes, and a fitted carpet.

BEDROOM TWO 10' 2" x 10' (3.1m x 3.05m) Bedroom Two is another good size double and encompasses a double-glazed window to rear, built-in wardrobes, a wall-mounted radiator, and a fitted carpet.

BEDROOM THREE 9' 6" x 7' 2" (2.9m x 2.18m) Bedroom Three comprises a double-glazed window to front, built-in storage housing boiler, a wall-mounted radiator, and a fitted carpet.

FAMILY BATHROOM 7' 2" x 6' (2.18m x 1.83m) The Family Bathroom benefits from a double-glazed window to rear, a heated towel rail, and a 3 piece suite to include; a low-level W.C, a hand-wash basin, and a walk-in shower. Fully-tiled walls and flotex flooring ensure easy cleaning.

GARDEN The Rear Garden is the perfect accompaniment to this family-home and provides an outside space to enjoy all year round. Boasting a patio seating area, a well-kept lawn bordered by a variety of mature shrubs and bushes, as well as 3 separate storage sheds.

Shed One - Potential to convert into an external utility space.

Shed Two - Perfect for Garden storage.

Shed Three - The original coal shed.

FRONT DRIVE The Large Driveway to front provides ample off street parking, alongside a well-kept lawn and front-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.

