

Your Wisest Move

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Independent Estate Agents



Why Live Any Where Else?
Oakfield Park Road , Dartford

Offers in the Region of £450,000
FREEHOLD

Chain-Free and available for the first in over 70 years, Wisdom Estates are proud to present this 3/4 Bedroom Semi-Detached Family-Home. Located on a quiet residential cul-de-sac and offering scenic views across Oakfield Park to the front, the property itself benefits from three large double bedrooms, a home-office, two reception rooms, a conservatory, a large family-bathroom, a downstairs w/c, a private garden, and a driveway providing off-street parking to front. Early Viewing comes highly recommended! EPC Rating 60 D

FEATURES INCLUDE:

- 3/4 Bedroom Family-Home**
- Chain-Free**
- 0.2 Miles to Oakfield Primary School**
- 0.1 Miles to Oakfield Park**
- Garage & Driveway**
- Conservatory**

REF: 11413

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PORCH 6' x 3' (1.83m x 0.91m) The Porch area which is fully tiled, is accessible via a double-glazed door to front and offers a bright and airy space to hang your coats, and store your shoes.

ENTRANCE HALL 15' 3" x 5' 5" (4.65m x 1.65m) Entering through the glazed feature front door, this spacious family-home and the potential it has to offer will certainly leave a lasting impression. Comprising of a wall-mounted radiator, a fitted carpet, and stairs to the first-floor landing (with under-stair storage).

DOWNSTAIRS CLOAKROOM 7' x 3' (2.13m x 0.91m) The Downstairs Cloakroom is an added bonus, and benefits from a W/C, a hand-wash basin, a wall-mounted radiator, and part-tiled walls.

FAMILY-ROOM 12' 6" x 10' 3" (3.81m x 3.12m) The Family-Room offers the perfect space in which to sit back, relax and unwind of an evening. A large double-glazed window to front provides bountiful natural light, whilst warmth and comfort are ensured via the fitted carpet, wall-mounted radiator, and gas feature fire with surround.

DINING ROOM 14' 2" x 9' 8" (4.32m x 2.95m) The Dining Room is ideal for the whole family to gather and enjoy an evening meal. Benefiting from two wall-mounted radiators, a fitted carpet, a gas feature fire, as well as patio doors providing direct access to the Conservatory.

KITCHEN 14' x 10' (4.27m x 3.05m) The well-designed and spacious Kitchen comprises a double-glazed window to rear, a patio door leading to the conservatory, an array of matching wall and base units (with worktops over), a sink and drainer unit, plumbing and space for appliances, as well as a door providing access into the garage.

CONSERVATORY 15' 2" x 10' 5" (4.62m x 3.18m) The Conservatory is fully-tiled and boasts double-glazed windows across the entirety of the rear which ensure it is bright and airy space to enjoy. A double-glazed patio door to side provides access out to the Garden.

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

MASTER BEDROOM 12' 5" x 10' (3.78m x 3.05m) The Master Bedroom is adorned with natural light due to the large double-glazed window to front, and further comprises a wall-mounted radiator, a fitted carpet, and built-in wardrobes.

BEDROOM TWO 12' 5" x 10' (3.78m x 3.05m) Bedroom Two continues on the theme of space found throughout this home, and benefits from a large double-glazed window to rear, a wall-mounted radiator, a fitted carpet, and built-in wardrobes.

BEDROOM THREE / HOME OFFICE 8' 7" x 6' (2.62m x 1.83m) Bedroom Three offers versatility and could be used as a home-office, or child's Bedroom. Comprising a double-glazed window to front, a wall-mounted radiator, and a fitted carpet.

Please Note: Access to Bedroom 4 is via Bedroom 3.

BEDROOM FOUR 16' 2" x 11' (4.93m x 3.35m) Bedroom four is another good sized double, and boasts a double-glazed window to front, two smaller double-glazed windows to side, a wall-mounted radiator, and a fitted carpet.

FAMILY BATHROOM 13' x 8' 5" (3.96m x 2.57m) The large Family-Bathroom encompasses two double-glazed windows to front, and '5' piece bathroom suite to include; a W/C, a hand-wash basin, a bath, shower, and a bidet. Tile-effect flooring and part-tiled walls allow for effortless upkeep.

GARAGE 15' 3" x 7' 6" (4.65m x 2.29m) The Garage is accessible via the electric roll door leading to the driveway, or rear access into the Kitchen.

GARDEN Having been mostly laid to lawn, and bordered by a variety of mature shrubs and bushes, the Garden is peaceful and provides an outside space to make countless outdoor memories.

DRIVEWAY & FRONT GARDEN Two Driveways to front provide off street parking, whilst the front garden ensures kerb appeal.



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.

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