

Your Wisest Move

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Independent Estate Agents



Why Live Any Where Else?

Gore Road, Darenth

Guide Price £725,000 - £750,000

FREEHOLD

If you are looking for that Forever Home, then look no more! Wisdom Estates proudly present to the market this stunning, and lovingly maintained, 4/5 Bedroom Detached Family-Home. Located only a stones throw away from Darenth Country Park, this property offers a whole host of features and benefits to any family - Large Living Accommodation, a Large Gated Driveway, a Large Conservatory, a Huge Private Garden, an integral Garage, and best of all approved planning permission for a rear-extension (Plans available below). EPC Rating 68 D

FEATURES INCLUDE:

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|--|---|
| <input checked="" type="checkbox"/> 4/5 Bedroom Detached Home | <input checked="" type="checkbox"/> Planning Permission Approved |
| <input checked="" type="checkbox"/> Huge Secluded Garden | <input checked="" type="checkbox"/> Views of Darenth Country Park |
| <input checked="" type="checkbox"/> New Boiler 2023 | <input checked="" type="checkbox"/> Secure Gated Driveway & Garage |

REF: 10716

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ENTRANCE HALL 17' 5" x 5' (5.31m x 1.52m) You are certain to be impressed as you step through the feature double-glazed front door and into this warm and welcoming Entrance Hall. Benefiting from easy to clean fully-tiled flooring, a wall-mounted radiator with decorative cover, and stairs (with under-storage) leading up to the first floor landing.

KITCHEN 11' 2" x 10' 3" (3.4m x 3.12m) The Kitchen is of a sleek and stylish design, and is flooded with natural light via the double-glazed window to side, and double-glazed patio doors leading to the conservatory. Comprising of an array of matching wall and base units (with worktops over), a sink and drainer, an integrated dish-washer, and ample space for appliances. Part-tiled walls and fully-tiled flooring allow for effortless upkeep.

LOUNGE / DINER 23' x 14' 6" (7.01m x 4.42m) The impressively sized Lounge / Diner is the perfect space in which to gather as a family, sit back, relax and unwind. Boasting solid-wood flooring laid throughout, two wall-mounted radiators, internal access to the garage, double-glazed bi-fold doors leading back into the Conservatory, as well as double-glazed patio doors which provide direct access to the garden.

CONSERVATORY 24' x 10' 3" (7.32m x 3.12m) The Conservatory measures an impressive 24ft in length, and is adorned with bountiful natural light via the double-glazed windows to three sides, and double-glazed patio doors to rear, making it the ideal space to read a book, or to just take in the peace & tranquillity of your private garden.

BEDROOM THREE 12' 0" x 9' 2" (3.66m x 2.79m) Bedroom Three is a good sized double, and benefits from a large double-glazed window to front, a wall-mounted radiator, built-in wardrobes, and a plush fitted carpet.

BEDROOM FOUR 8' 6" x 8' 5" (2.59m x 2.57m) Bedroom Four comprises a double-glazed window to side, a wall-mounted radiator, and a fitted carpet.

BEDROOM FIVE / HOME-OFFICE 10' 5" x 10' (3.18m x 3.05m) This versatile room boasts a double-glazed window to front, a wall-mounted radiator, and solid-wood flooring. It could be utilised as a spare bedroom, children's play area, a home office, or whatever will suit the needs of your family.

FAMILY BATHROOM 9' 2" x 6' 2" (2.79m x 1.88m) The Family Bathroom encompasses two double-glazed windows to side, a heated towel rail, and a 3 piece bathroom suite to include; a low-level W/C, a hand-wash basin, and a bath with wall-mounted shower and screen. Part-tiled walls and fully-tiled flooring allow for easy cleaning.

FIRST FLOOR LANDING The First Floor Landing comprises a double-glazed Velux window to rear, storage cupboards, and a fitted carpet.

MASTER BEDROOM 20' x 15' (6.1m x 4.57m) The sizeable Master Bedroom has it all to offer, and is adorned with bountiful natural light due to the two double-glazed windows to front, and two double-glazed Velux windows to rear. A sumptuous fitted carpet is laid throughout, whilst there is also ample built-in storage.

BEDROOM TWO 17' 2" x 11' 7" (5.23m x 3.53m) Bedroom Two continues on the theme of space and comfort found throughout and benefits from a double-glazed window to front, and a double-glazed Velux window to side, a wall-mounted radiator, built-in storage, and a fitted carpet.

UPSTAIRS SHOWERROOM / LAUNDRY ROOM 10' 5" x 5' 5" (3.18m x 1.65m) The Upstairs Shower-room / Laundry Area is of an intelligent design and maximises on the use of space. Benefiting from a w/c, a hand-wash basin, and a shower unit, there is also a laundry area with plumbing for a washing-machine and space to sort clothes.

GARDEN The Huge Garden is a real feature of this home and is certain to be a family-favourite! A large patio seating area provides the space for outdoor dining, whilst the remainder of the garden has been mostly laid to lawn and bordered by a variety of shrubs and bushes, which ensures plenty of privacy, and space for the children to have fun and run around. Further benefits include gated-side access to the front drive, and a large storage shed to the rear of the garden.

SECURE GATED DRIVEWAY The Secure Gated Driveway is block-paved and offers an abundance of parking, as well as direct access to the Garage & Garden.

GARAGE 15' 2" x 9' 2" (4.62m x 2.79m) The Garage is a real bonus to have and is accessible via the Lounge / Diner, or via the electric roll door to the Driveway.



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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