

Your Wisest Move

# WISDOM ESTATES



Independent Estate Agents



## Peaceful Living...

**Princes View, Dartford**

Offers in the Region of £400,000

FREEHOLD

Chain-Free and welcomed to the market is this spacious 3 Bedroom Semi-Detached Family-Home. Tucked away on a quiet road, within an ever-popular part of Dartford, this property benefits from it's large living accommodation throughout, a peaceful rear garden, and close proximity to local shops & amenities, such as The Leigh Academy (0.1 Miles), Princes Park Stadium (0.1 Miles), and transport links including Dartford Train Station (1 Mile), and the M25/A2. EPC Rating 65 D

### **FEATURES INCLUDE:**

- 3 Bedroom Semi-Detached**
- 1 Mile to Dartford Station**
- Chain-Free**
- 0.1 Miles to The Leigh Academy**
- Driveway & Garage**
- Easy Access to M25 / A2**

REF: 11445

**0208 090 5959**

**[www.Wisdom-Estates.co.uk](http://www.Wisdom-Estates.co.uk)**

## **The accommodation comprises:**

**PORCH** A double-glazed sliding door provides access to the Porch area, which acts as a natural divide into the Entrance Hall.

**ENTRANCE HALL 12' 8" x 6' 3" (3.86m x 1.91m)** Stepping through the double-glazed feature front door, the welcoming Entrance Hall comprises a wall-mounted radiator, a fitted carpet, and stairs to the first floor landing with under-stair storage.

**KITCHEN 12' 7" x 7' (3.84m x 2.13m)** The Kitchen space has a lot of potential and could look to be opened up into the Lounge/Diner creating an open & modern flowing design. Benefiting from a double-glazed window to rear, a range of base units, with worktops over, a sink and drainer, a wall-mounted radiator, space and plumbing for appliances, as well as a recently installed 'Vaillant' boiler.

**LOUNGE / DINER 27' 2" x 11' 5" (8.28m x 3.48m)** The impressively proportioned Lounge / Diner provides the ideal space in which to sit back, relax and unwind. Boasting dual aspect lighting from both the large double-glazed bay window to front, and double-glazed bi-fold doors to rear, as well as two-wall mounted radiators and a fitted carpet which provide the warmth and comfort.

**FIRST FLOOR LANDING 7' 4" x 6' 5" (2.24m x 1.96m)** The First Floor Landing comprises a double-glazed window to side, a fitted carpet, and loft-hatch access.

**MASTER BEDROOM 14' 5" x 12' (4.39m x 3.66m)** The sizable Master Bedroom encompasses a feature double-glazed bay window to front, a wall-mounted radiator, and a fitted carpet.

**BEDROOM TWO 12' 0" x 11' 7" (3.66m x 3.53m)** The Second Double Bedroom comprises a double-glazed window to rear, a wall-mounted radiator, a fitted carpet, and fitted wardrobes.

**BEDROOM THREE 7' 5" x 6' 5" (2.26m x 1.96m)** Bedroom Three comprises a double-glazed window to front, a wall-mounted radiator, and a fitted carpet.

**FAMILY BATHROOM 9' x 6' 5" (2.74m x 1.96m)** The Family Bathroom is of a sleek and modern design and boasts a double-glazed window to rear, a heated towel rail, and a 3 piece suite comprising of; a low-level W/C, a hand-wash basin, and a large walk-in shower unit. Fully-tiled walls and flooring allow for effortless upkeep.

**GARDEN** The low-maintenance and well-kept rear garden provides an outside space for the whole family to enjoy all year round. Boasting a large patio seating area, an easy to maintain astro-lawn, and a further patio seating area to rear. Gated side access gives access to the driveway & garage.

**DRIVE & SIDE ACCESS** The Driveway to front provides off street parking, as well as shared-side access to the garage and rear garden.

**GARAGE** The Garage provides additional storage and is accessed via the up and over door to front.

### **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.

