

Your Wisest Move

# WISDOM ESTATES

Independent Estate Agents



**Stunning Family-Home...**  
**Rosedale Close, Dartford**

**Offers in the Region of**  
**£550,000 FREEHOLD**

Wisdom Estates are delighted to welcome to the market, this stunning 3 Bedroom Detached Family-Home. Situated on a quiet residential cul-de-sac, within easy reach to local shops, schools, and transport links, this property further benefits from a bright & spacious Kitchen, two separate Reception Rooms, an upstairs Bathroom, a downstairs Cloakroom, a private Rear Garden, as well as a Garage & Driveway. This home has it all to offer! EPC Rating 52 E

**FEATURES INCLUDE:**

- ☑ **3 Bedroom Detached Family-Home**
- ☑ **0.3 Miles to Gateway Primary**
- ☑ **Quiet Residential Cul-De-Sac**
- ☑ **1.3 Miles to Dartford Station**
- ☑ **0.3 Miles to Brent Primary**
- ☑ **Driveway & Garage**

REF: 11458

**0208 090 5959**  
**[www.Wisdom-Estates.co.uk](http://www.Wisdom-Estates.co.uk)**

## **The accommodation comprises:**

**PORCH** A double-glazed feature front door welcomes you into the Porch Area, providing the ideal space in which to hang your coats, and store your shoes.

**ENTRANCE HALL** Stepping into the Entrance Hall of this beautiful family-home, you are certain to be left with a lasting impression. Boasting Parquet wood flooring, a wall-mounted radiator, and stairs to the first-floor landing.

**DOWNSTAIRS CLOAKROOM** A handy bonus is the Downstairs Cloakroom. Encompassing a double-glazed window to side, a low-level W/C, a hand-wash basin, tiled walls, and parquet wood flooring.

**FAMILY ROOM 14' 2" x 12' 2" (4.32m x 3.71m)** Benefiting from a large double-glazed window to front, parquet wood flooring, and a wall-mounted radiator, the Family Room provides the perfect space in which to sit back, relax and unwind.

**DINING ROOM 17' 9" x 14' 6" (5.41m x 4.42m)** The Dining Room is flooded with bountiful natural light provided by the double-glazed sliding doors to rear, and further comprises a wall-mounted radiator, a feature fire surround, and parquet flooring laid throughout.

**KITCHEN 14' 6" x 8' 8" (4.42m x 2.64m)** The Kitchen is bright and spacious, and has been intelligently designed to maximise on the use of space. Boasting a double-glazed window to side and rear, an array of matching wall and base units (with worktops over), a sink and drainer, as well as ample space & plumbing for utilities & appliances.

**FIRST FLOOR LANDING** The First Floor Landing comprises a double-glazed window to side, and a fitted carpet.

**MASTER BEDROOM 14' 2" x 10' 8" (4.32m x 3.25m)** The Master Bedroom is large, welcoming and naturally well-lit, due to the double-glazed window to front, a fitted carpet, and a wall-mounted radiator.

**BEDROOM TWO 12' 7" x 10' 9" (3.84m x 3.28m)** Bedroom Two is another great size double and comprises a double-glazed window to rear, a wall-mounted radiator, a fitted carpet, and built in airing cupboard storage housing boiler.

**BEDROOM THREE 9' 3" x 7' 5" (2.82m x 2.26m)** Bedroom Three benefits from a double-glazed window to front, a wall-mounted radiator, a fitted carpet, and a storage cupboard.

**FAMILY BATHROOM 8' 3" x 7' 5" (2.51m x 2.26m)** The Family Bathroom is fully-tiled and of a contemporary design. Boasting a double-glazed window to rear, a heated towel rail, alongside a 3 piece suite to include; a low-level W/C, a hand-wash basin, and a bath with shower.

**GARAGE 19' x 12' 10" (5.79m x 3.91m)** The Garage provides additional storage and benefits from power and light, as well as plumbing for utilities, and an insulated ceiling.

**REAR GARDEN** The Private Rear Garden is the perfect accompaniment to this family-home, ensuring an outside space to enjoy all year round.

**DRIVEWAY & FRONT GARDEN** The Front Garden provides an abundance of kerb-appeal, whilst the driveway ensures off street parking.

### **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.



