

Your Wisest Move

WISDOM ESTATES

Independent Estate Agents



Why Live Any Where Else?
Lavinia Road, Dartford

Offers in the Region of £425,000
FREEHOLD

Wisdom Estates are proud to welcome to the market this well-presented and spacious 3 Bedroom Extended Family-Home. Located under 0.7 miles to a variety of local amenities including; Dartford Train Station, the M25/A2, primary schools, and the nearby Town Centre, this property is ideally suited for the modern family with open-plan living accommodation throughout, a home-office in the garden, and a driveway to front. EPC Rating 69 C

FEATURES INCLUDE:

- | | |
|---|--|
| <input checked="" type="checkbox"/> 3 Bedroom Extended Family-Home | <input checked="" type="checkbox"/> Home Office Outhouse |
| <input checked="" type="checkbox"/> 0.4 Miles to Dartford Station | <input checked="" type="checkbox"/> Driveway |
| <input checked="" type="checkbox"/> 0.2 Miles to Local Primary Schools | <input checked="" type="checkbox"/> Easy Access to M25 / A2 |

REF: 11482

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www.Wisdom-Estates.co.uk

The accommodation comprises:

ENTRANCE HALL The Entrance Hall is warm and welcoming and comprises a feature front door, a wall-mounted radiator, Karndean flooring, and stairs to the first floor landing.

KITCHEN / LOUNGE / DINER This property boasts an impressive open-plan Kitchen / Lounge / Diner which measures 34' x 12' at it's maximum points, and so for ease of reference we have described the individual areas below:

LOUNGE AREA 11' 2" x 11' 2" (3.4m x 3.4m) A large double-glazed window to front floods the room with bountiful natural light, whilst warmth and comforts are ensured by the feature wall-mounted radiator, and Karndean flooring.

DINING AREA 11' 2" x 11' 2" (3.4m x 3.4m) Benefiting from a feature wall-mounted radiator, Karndean flooring, and a large under-stair storage cupboard, the Dining Area provides the perfect space in which to gather with the family and enjoy an evening meal.

KITCHEN AREA 12' x 11' (3.66m x 3.35m) The extended Kitchen Area is of a sleek and modern design and boasts two double-glazed 'Velux' sky lights, double-glazed patio doors to rear, an array of matching wall and base units, a sink and drainer, plumbing and space for utilities, alongside a range of integrated appliances to include; a dish-washer, oven, grill, and microwave.

DOWNSTAIRS CLOAKROOM 7' x 2' 5" (2.13m x 0.74m) A handy bonus to this family-home is the downstairs cloakroom.

FIRST FLOOR LANDING The First Floor Landing comprises a fitted carpet, an over-stair storage space, and loft-hatch access.

MASTER BEDROOM 11' 5" x 8' 7" (3.48m x 2.62m) The Master Bedroom boasts a large double-glazed window to front, a wall-mounted radiator, and a fitted carpet.

BEDROOM TWO 12' x 8' 8" (3.66m x 2.64m) Bedroom Two continues on the theme of space and comfort found throughout, and encompasses a large double-glazed window to rear, a wall-mounted radiator, fitted wardrobes, and a fitted carpet.

BEDROOM THREE 7' 8" x 5' 2" (2.34m x 1.57m) Bedroom Three comprises a double-glazed window to front, a wall-mounted radiator, and a fitted carpet.

FAMILY BATHROOM 6' 9" x 5' 3" (2.06m x 1.6m) The Family Bathroom benefits from a double-glazed window to rear, a heated towel rail, a low-level W/C, a hand-wash basin, and a bath with wall-mounted shower. Fully-tiled walls and easy to clean flooring ensure effortless upkeep.

GARDEN The Low-Maintenance rear garden comprises an astro lawn, flowerbeds, decking to rear, access to both the home-office, and rear gate and is certain to be a family-favourite.

HOME-OFFICE 8' 6" x 8' 6" (2.59m x 2.59m) The Home-Office is warm and cosy and provides an ideal space to retreat from the main-home, or run a small business if desired.

DRIVEWAY The block-paved driveway provides ample 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.

