

Your Wisest Move

# WISDOM ESTATES

Independent Estate Agents



**Location, Location, Location...**  
**Ashen Drive, West Dartford**

**Offers in the Region of £450,000**  
**FREEHOLD**

Standing out from the crowd, is this modern and stylish 3 Bedroom Extended Family-Home. Boasting large living accommodation throughout and situated within a prime location of West Dartford, with all nearby amenities under a 1 mile radius including; both renowned grammar & primary schools, local shops, and excellent transport links, this property is perfectly suited for the growing family. EPC Rating TBC

**FEATURES INCLUDE:**

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> <b>3 Bedroom Extended Family-Home</b>        | <input checked="" type="checkbox"/> <b>0.9 Miles to Crayford Station</b> |
| <input checked="" type="checkbox"/> <b>0.4 Miles to Wentworth Primary</b>        | <input checked="" type="checkbox"/> <b>Open-Plan Kitchen / Diner</b>     |
| <input checked="" type="checkbox"/> <b>0.8 Miles to Dartford Grammar Schools</b> | <input checked="" type="checkbox"/> <b>New Boiler Dec 2024</b>           |

REF: 11444

**0208 090 5959**  
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## **The accommodation comprises:**

**FRONT GARDEN** The Front Garden provides an abundance of kerb appeal to this family-home, and is landscaped with gravel flowerbeds, and steps leading up to the Porch.

**PORCH** The Porch acts as natural divide to take off your shoes and comprises a double-glazed front door, and fully-tiled flooring.

**ENTRANCE HALL 15' x 5' (4.57m x 1.52m)** Stepping through the glazed feature front door and into this warm and welcoming family-home you are sure to be impressed with the space and comforts on offer throughout. Benefiting from a wall-mounted radiator, durable wood-laminate flooring, and stairs leading up to the first floor landing (with under-stair storage).

**FAMILY ROOM 14' 2" x 10' 6" (4.32m x 3.2m)** The Family-Room is at the heart of this home and provides the ideal space in which to sit back, relax and unwind of an evening. A large double-glazed window to front fills the room with natural light, whilst the warmth and comforts are ensured by the wall-mounted radiator, open-feature fireplace, and wood-laminate flooring.

**DINING ROOM 10' 5" x 9' 8" (3.18m x 2.95m)** Comprising of a wall-mounted radiator, and wood-laminate flooring, the Dining Room is part of the extended open-plan Kitchen / Diner, but still remains separated to be it's own room.

**L SHAPED KITCHEN / DINER 18' 5" x 14' 7" (5.61m x 4.44m)** The large open plan 'L' Shape Kitchen / Diner has all the space and amenities a family-home could need. Bountiful natural light is ensured via the double-glazed window and double-glazed patio doors to rear, whilst the Kitchen itself comprises an array of matching wall and base units, a sink and drainer, space for a Rangemaster cooker, alongside integrated appliances to include; a dish-washer, a fridge, a freezer, and a washing machine. Part-tiled walls and fully-tiled flooring laid throughout ensure effortless upkeep.

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

**MASTER BEDROOM 13' 5" x 9' (4.09m x 2.74m)** The Master Bedroom boasts a large double-glazed bay window to front, a wall-mounted radiator, built-in wardrobes, and a fitted carpet.

**BEDROOM TWO 11' x 9' (3.35m x 2.74m)** The Second Bedroom is another good sized double and benefits from a large double-glazed window to rear, a wall-mounted radiator, a built-in storage cupboard, and a fitted carpet.

**BEDROOM THREE 8' 5" x 6' (2.57m x 1.83m)** Bedroom Three comprises a double-glazed window to front, a wall-mounted radiator, and a fitted carpet.

**BATHROOM 5' 8" x 5' 8" (1.73m x 1.73m)** The Family-Bathroom is of a sleek & modern design comprising a double-glazed window to rear, a shower unit, a low level W/C, a hand-wash basin, and a heated towel rail. Fully-tiled walls, and wood-laminate flooring provide the finishing touches.

**GARDEN** The Garden is the perfect accompaniment to this property and provides an outside space to enjoy all year round. Benefiting from a patio seating area, a well-kept lawn, rear access to the garage, as well as 'Home-Office' Summerhouse complete with power and light.

**GARAGE** A real bonus to this family-home is the garage to rear which has driveable access, as well as power & light.





#### **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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