

Your Wisest Move

# WISDOM ESTATES

Independent Estate Agents



**Why Live Any Where Else?**  
**Watling Street, Dartford**

**Offers in the Region of**  
**£650,000 FREEHOLD**

Chain-Free and welcomed to the market is this Stunning 4/5 Bedroom Period Family-Home. Built in 1912, and once used as the 'old vicarage' this beautiful property has been completely modernised, but has retained and kept within the original features. Boasting large bedrooms, spacious living accommodation, a picturesque front garden, and a sun-trapped court-yard, this is a once in a lifetime opportunity not to be missed!  
EPC Rating 75 C

**FEATURES INCLUDE:**

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> <b>4/5 Bedroom Period Family-Home</b> | <input checked="" type="checkbox"/> <b>Easy Access to M25 / A2</b>     |
| <input checked="" type="checkbox"/> <b>Chain-Free</b>                     | <input checked="" type="checkbox"/> <b>5 Minute Drive to Bluewater</b> |
| <input checked="" type="checkbox"/> <b>Modernised Throughout</b>          | <input checked="" type="checkbox"/> <b>Original Features Retained</b>  |

REF: 11497

**0208 090 5959**  
**www.Wisdom-Estates.co.uk**

## **The accommodation comprises:**

**FRONT & SIDE GARDEN** This property has a beautiful setting of a large lawned front and side garden, with gated side access leading you into the private rear Court-Yard.

**ENTRANCE HALL 12' 7" x 7' (3.84m x 2.13m)** As you enter through the double-glazed feature front door and into this stunning property, you are certain to be left with a long and lasting impression. Comprising of a feature window to side, stairs to the first floor landing (with under-stair storage), as well as natural wood effect flooring with under-floor heating.

**FAMILY ROOM 17' x 13' 3" (5.18m x 4.04m)** The Family-Room is the perfect space in which to sit back, relax, and unwind. A large double-glazed bay window to front floors the room with bountiful natural light, an original feature fireplace brings the charm, whilst natural wood-effect flooring with under-floor heating provide the warmth and comforts.

**DINING ROOM 13' 2" x 12' 2" (4.01m x 3.71m)** The Dining Room provides an ideal space to gather as a family and enjoy an evening meal. Boasting a large double-glazed bay window to side, a feature fireplace, doors which open and give a natural flow into the kitchen area, alongside natural wood effect flooring, with under-floor heating.

**KITCHEN 16' 5" x 14' (5m x 4.27m)** The Kitchen has it all to offer, and is fully-equipped to meet your families daily needs. Benefiting from a double-glazed window to rear, an array of matching wall and base units (with Corian worktops), a sink and drainer, a feature 'Island', as well as ample space for appliances, and integrated utilities to include a dish-washer, and washing machine. There are two large storage cupboards, one is used for a food-pantry, the other houses the boiler and is better suited for an airing cupboard. Easy to clean natural wood-effect flooring with under-floor heating is laid throughout.

**LOBBY** The Lobby acts as a natural divide to the garden via double-glazed patio doors, but also provides access to Bedroom Five / Home Office, and the downstairs cloakroom,

**BEDROOM FIVE / HOME OFFICE 13' x 11' 7" (3.96m x 3.53m)** Whether you need the additional bedroom, or a home-office, with double-glazed windows to side and rear, two wall-mounted radiators, and wood-laminate floor throughout, this spacious room is versatile to your families needs.

**CLOAKROOM 7' x 3' (2.13m x 0.91m)** A handy-bonus to any family-home, this downstairs cloakroom comprises a double-glazed window to rear, a w/c, a corner sink, a wall-mounted radiator, alongside part-tiled walls and fully tiled flooring.

**FIRST FLOOR LANDING** The bright and airy first floor landing comprises a double-glazed window to side, a fitted carpet, and loft-hatch access.

**MASTER BEDROOM 13' 5" x 11' 5" (4.09m x 3.48m)** The Master Bedroom boasts a large double-glazed window to front, built-in wardrobes, natural wood-effect flooring, and access into the adjoining en-suite.

**EN-SUITE 9' 6" x 3' (2.9m x 0.91m)** The En-Suite encompasses a w/c, a hand-wash basin, a shower unit, alongside fully tiled walls and flooring.

## **The accommodation further comprises:**

**BEDROOM TWO 12' 8" x 12' 5" (3.86m x 3.78m)** Bedroom Two is another great sized double and boasts a large double-glazed bay window to side, alongside natural wood-effect flooring.

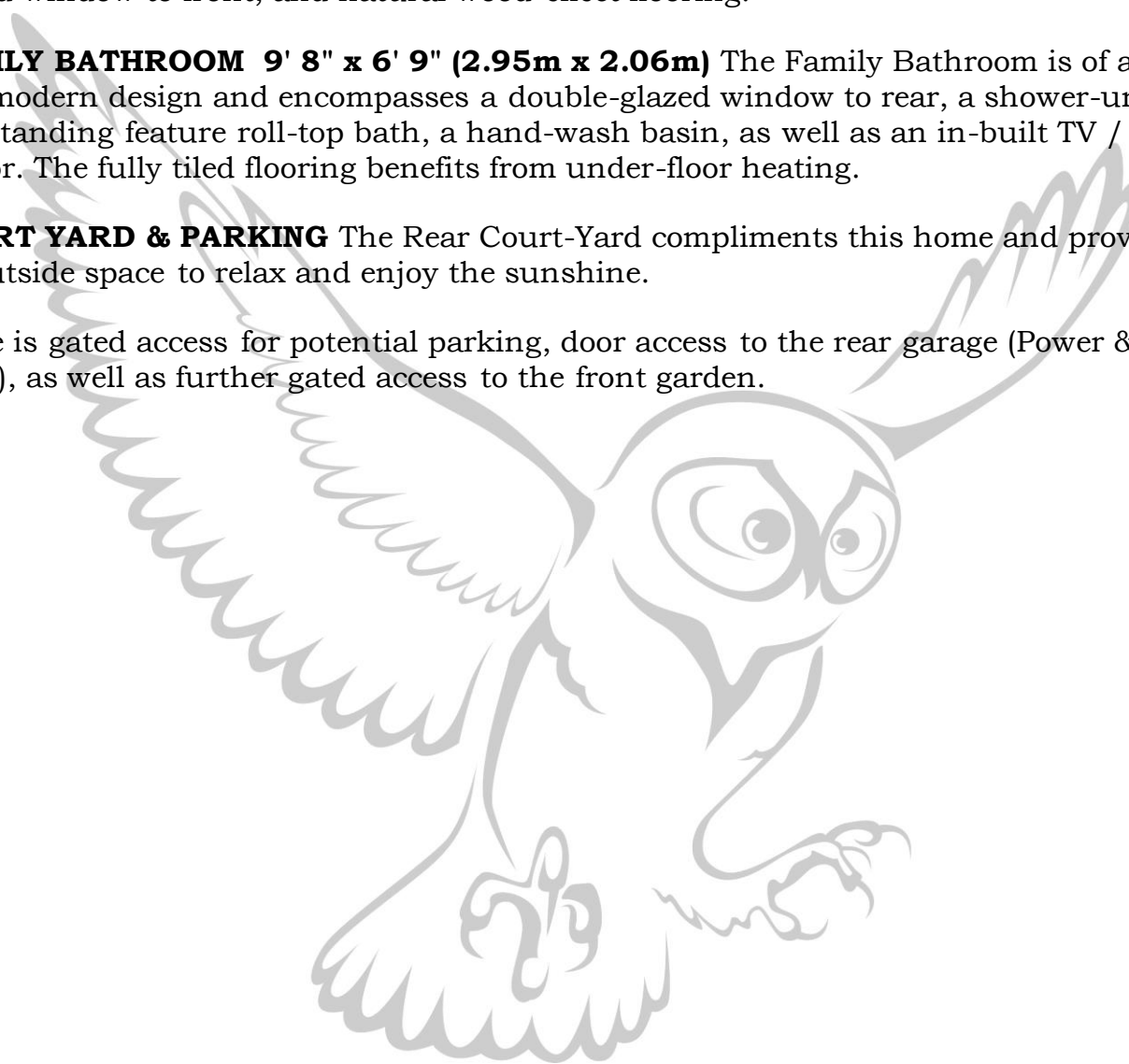
**BEDROOM THREE 13' 5" x 10' 5" (4.09m x 3.18m)** Continuing on the theme of space and comforts, Bedroom Three comprises a double-glazed window to rear, and natural wood-effect flooring.

**BEDROOM FOUR 7' 3" x 7' (2.21m x 2.13m)** Bedroom Four comprises a double-glazed window to front, and natural wood-effect flooring.

**FAMILY BATHROOM 9' 8" x 6' 9" (2.95m x 2.06m)** The Family Bathroom is of a sleek and modern design and encompasses a double-glazed window to rear, a shower-unit, a free-standing feature roll-top bath, a hand-wash basin, as well as an in-built TV / Mirror. The fully tiled flooring benefits from under-floor heating.

**COURT YARD & PARKING** The Rear Court-Yard compliments this home and provides an outside space to relax and enjoy the sunshine.

There is gated access for potential parking, door access to the rear garage (Power & Light), as well as further gated access to the front garden.



### **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.



