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Independent Estate Agents



A home for life...
Acacia Road, Dartford

Offers in the Region of
£475,000 FREEHOLD

Available for the first time in over 25 years, Wisdom Estates are proud to present this spacious and well-presented 4 Bedroom Extended Family-Home. Located within easy reach to all nearby amenities including; Oakfield Primary School, Dartford Town Centre & Train Station, as well as the A2 / M25, this property further benefits from; a private rear garden, a garage and off street parking, as well as well-proportioned bedrooms and living accommodation throughout. Enquire today and book your appointment to view.
EPC Rating 68 D

FEATURES INCLUDE:

- | | |
|--|--|
| <input checked="" type="checkbox"/> 4 Bedroom Extended Home | <input checked="" type="checkbox"/> 0.3 Miles to Oakfield Primary |
| <input checked="" type="checkbox"/> Garage and Off Street Parking | <input checked="" type="checkbox"/> 1 Mile to Dartford Station |
| <input checked="" type="checkbox"/> Private Rear Garden | <input checked="" type="checkbox"/> Spacious Living Accommodation |

REF: 10890

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ENTRANCE HALL Stepping in via the double-glazed feature front door and into this warm and welcoming family-home, you are certain to be impressed with the space and comfort which is on offer throughout. Comprising of a wall-mounted radiator, stairs to the first floor landing, as well as easy to clean fully-tiled flooring.

FAMILY ROOM 14' 8" x 12' 5" (4.47m x 3.78m) At the heart of this home is the well-proportioned Family-Room. A large double-glazed window to front adorns this room with bountiful natural light, whilst a wall-mounted radiator, a gas feature fireplace and durable wood-laminate flooring provide the finishing touches. There is also a large under-stair storage cupboard and boxed in electric meters.

KITCHEN / DINER 18' 8" x 12' 5" (5.69m x 3.78m) The Kitchen / Diner will ensure you have the space to cook, entertain and sit down for a family-meal. Boasting a double-glazed window to side, as well as a double-glazed window and door to rear providing access to the Garden, the Kitchen itself benefits from an array of matching wall and base units (with worktops over), a sink and drainer unit (with mixer taps), an integrated electric oven with worktop 4 ring gas hob (and over-head extractor), alongside plumbing for either a washing machine / dish-washer. Fully-tiled flooring and part-tiled walls ensure effortless upkeep.

CLOAKROOM / UTILITY 5' 5" x 4' 8" (1.65m x 1.42m) An added benefit to this property is the downstairs cloakroom / utility area. Comprising of a double-glazed window to rear, a feature butler sink, a low-level W/C, as well as plumbing for additional utilities. Fully-tiled flooring and part-tiled walls allow for easy cleaning.

STUDY 8' 4" x 7' 3" (2.54m x 2.21m) The Study provides a peaceful space in which to slip away from the main part of the house and enjoy some quiet time. Offering delightful views into the rear garden from the double-glazed sliding patio door, further benefits include a wall-mounted radiator, fully-tiled flooring, as well as direct access into the Garage.

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

Please Note: We are informed the loft has been fully insulated by British Gas.

MASTER BEDROOM 14' 8" x 10' 6" (4.47m x 3.2m) The spacious and well-presented Master Bedroom benefits from two double-glazed windows to front, two wall-mounted radiators, a deep storage cupboard, alongside an original feature fireplace, and a sumptuous fitted carpet.

BEDROOM TWO 12' 5" x 9' 0" (3.78m x 2.74m) Bedroom Two continues the theme of space and comfort found throughout, and boasts a double-glazed window to rear, a wall-mounted radiator, an original feature fireplace, as well as durable wood-laminate flooring.

BEDROOM THREE 9' 3" x 8' 8" (2.82m x 2.64m) Bedroom Three is again of generous proportions and encompasses a double-glazed window to rear, a wall-mounted radiator, and a fitted carpet.

BEDROOM FOUR 12' 6" x 8' 4" (3.81m x 2.54m) The Fourth Bedroom boasts a double-glazed window to front, a wall-mounted radiator, alongside easy to maintain wood-laminate flooring.

FAMILY BATHROOM 8' 8" x 8' 3" (2.64m x 2.51m) This sleek and stylish Family Bathroom is of a contemporary design and encompasses a 3 piece suite to include; a low-level W/C, a hand-wash basin, and a bath (with glass screen and wall-mounted shower). Further benefits include a double-glazed window to rear, a wall-mounted radiator and separate electric towel radiator, alongside fully-tiled walls and flooring which allow for effortless upkeep.

GARDEN The easy to maintain and picturesque Rear Garden boasts a southernly aspect is the perfect accompaniment to this home. A large patio area greets you out from the Kitchen / Diner, whilst a large lawned area to rear provides an abundance of outdoor space and provides a relaxing setting in which to enjoy your peaceful surroundings.

GARAGE 17' 8" x 8' 6" (5.38m x 2.59m) The Garage provides an abundance of space and is accessible either via the internal study, or the up and over door to the front driveway. Encompassing power, light and a water supply to ensure it meets all your requirements. It is to be noted this is where the recently installed (Dec 23) combi 'Worcester' boiler is located.

DRIVEWAY Ample Off Street Parking is provided to the front of the property via the block-paved driveway, which also allows for access into the Garage (via the Up and Over Garage Door), all of which is bordered by a variety of flowerbeds and mature shrubs.



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.

Viewing

Wisdom Estates – Sidcup – 0208 090 5959 / Dartford – 01322 272 144

