

Your Wisest Move

WISDOM ESTATES

Independent Estate Agents



Step Inside...
Powell Avenue, Dartford

Offers in the Region of £390,000
FREEHOLD

Chain-Free and situated in a prominent, yet peaceful part of Darenth Village Park, Wisdom Estates are delighted to welcome to the market this spacious 3 Bedroom Family-Home. Boasting large living accommodation throughout, a private rear garden, a driveway to front, as well as easy access to all nearby amenities including; Darent Valley Hospital, Darenth Country Park, Fleetdown Primary, Bluewater, and the A2 / M25. This property comes highly recommended for early viewing! EPC Rating 74 C

FEATURES INCLUDE:

- | | |
|--|--|
| <input checked="" type="checkbox"/> 3 Bedroom Family-Home | <input checked="" type="checkbox"/> 0.9 Miles to Fleet Down Primary |
| <input checked="" type="checkbox"/> 0.1 Miles to Darent Valley Hospital | <input checked="" type="checkbox"/> Easy Access to Bluewater |
| <input checked="" type="checkbox"/> 0.3 Miles to Darenth Country Park | <input checked="" type="checkbox"/> Chain-Free |

REF: 11197

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www.Wisdom-Estates.co.uk

The accommodation comprises:

ENTRANCE HALL The Entrance Hall provides a warm and welcoming entrance and boasts a double-glazed feature front door, a wall-mounted radiator, and an inset Welcome Matt and newly fitted carpet.

DOWNSTAIRS CLOAKROOM 5' 1" x 2' 8" (1.55m x 0.81m) A handy bonus to this family-home is the Downstairs Cloakroom. Comprising a double-glazed window to front, a low-level W/C, a hand-wash basin, wood-laminate flooring, and a wall mounted radiator.

LOUNGE 15' x 13' (4.57m x 3.96m) The bright and spacious Family-Room is the ideal room in which to unwind and relax of an evening. Benefiting from a large double-glazed window to front, two wall-mounted radiators, a new fitted carpet laid throughout, as well as stairs to the first floor landing.

KITCHEN / DINER 15' 3" x 9' (4.65m x 2.74m) The sizeable Kitchen / Diner is flooded with natural light due to the large double-glazed window and patio door to rear. Encompassing an array of matching wall and base units (with worktops over), a sink and drainer, a wall-mounted radiator, plumbing and space for utilities, as well as an integrated electric oven with 4 ring gas hob. There is ample space also for a dining table and chairs.

FIRST FLOOR LANDING The First Floor Landing comprises a fitted carpet, access into the loft via a hatch and a storage airing cupboard.

MASTER BEDROOM 13' 8" x 8' 8" (4.17m x 2.64m) The Master Bedroom is of generous proportions and encompasses a large double-glazed window to front, a wall-mounted radiator, a newly fitted carpet, and built-in wardrobes. An additional feature is the Adjoining Shower-Room (5'x 3'5) which comprises a wall-mounted radiator, a hand-wash basin, and a fully-tiled shower cubicle.

BEDROOM TWO 10' 3" x 8' 8" (3.12m x 2.64m) The Second Bedroom continues on the space and comfort and benefits from a double-glazed window to rear, a wall-mounted radiator, and a newly fitted carpet.

BEDROOM THREE 8' 8" x 6' 2" (2.64m x 1.88m) Bedroom Three comprises a double-glazed window to front, a wall-mounted radiator and newly fitted carpet throughout.

FAMILY BATHROOM 6' 2" x 5' 6" (1.88m x 1.68m) The Family Bathroom boasts a double-glazed window to rear, alongside a 3 piece suite to include; a bath with shower attachment, a low-level W/C, and a hand-wash basin. Part-tiled walls allow for effortless upkeep.

GARDEN The Garden to rear provides a delightful outside space in which to enjoy the warmer summer months. A patio area is ideal for outdoor dining, whilst the majority of the garden has been laid to lawn and is bordered by a variety of flowerbeds.

DRIVEWAY The Driveway to front provides ample off street parking for 2 cars.

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.

