

Your Wisest Move

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Independent Estate Agents



Spacious Potential...
Lansbury Crescent, Dartford

Guide Price £375,000 - £400,000
FREEHOLD

Chain-Free and proudly presented to the market is this lovingly maintained, and well-presented, 3 Bedroom Family-Home. Boasting an abundance of potential, large living accommodation throughout, a driveway to front, a large rear garden, as well as being in a prominent location for all nearby amenities including; Dartford Train Station (0.8 Miles), Local Schools, and nearby Parks, this property comes highly recommended for early viewing. Call Today! EPC Rating 70 C

FEATURES INCLUDE:

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|--|---|
| ☒ 3 Bedroom Family-Home | ☒ Huge Potential |
| ☒ 0.8 Miles to Dartford Station | ☒ Great Location |
| ☒ Large Rear Garden | ☒ Chain-Free |

REF: 11529

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The accommodation comprises:

FRONT GARDEN & DRIVEWAY The large front garden and driveway offers an abundance of potential and kerb appeal, and further benefits from secure gated side access to the rear garden.

ENTRANCE HALL 13' 2" x 6' (4.01m x 1.83m) Stepping through the feature front door, the Entrance Hall is spacious and welcoming. Comprising of a double-glazed window to front, a fitted carpet, a wall-mounted radiator, as well as stairs leading up to the first floor landing with under-stair storage.

FAMILY ROOM 14' 5" x 13' (4.39m x 3.96m) The Family Room provides the ideal space in which to sit back, relax and watch the world go by via the large double-glazed sliding patio doors to rear. Warmth and comforts are ensured by the wall-mounted radiator, and fitted carpet.

KITCHEN / DINER 19' 8" x 10' 3" (6m x 3.13m) The Kitchen / Diner is flooded with bountiful natural light throughout due to the dual aspect lighting of a large double-glazed window to front, and a further large double-glazed window to rear. Boasting an array of matching wall and base units, a sink and drainer, ample space for appliances and dining table, alongside easy to clean flooring, and part-tiled walls.

UTILITY / DOWNSTAIRS CLOAKROOM 21' 5" x 5' 8" (6.53m x 1.73m) The Utility area / Downstairs Cloakroom offers a great combined space with a lot of potential to utilise. Currently benefiting from a door giving access to the garden, power and light, plumbing, and a W/C.

FIRST FLOOR LANDING 8' 5" x 8' (2.57m x 2.44m) The First Floor Landing is spacious and comprises a double-glazed window to front, a fitted carpet, and loft-hatch access.

MASTER BEDROOM 12' 9" x 11' 6" (3.89m x 3.51m) The Master Bedroom is a great size double and boasts a large double-glazed window to rear, a wall-mounted radiator, and a fitted carpet.

BEDROOM TWO 12' x 10' 5" (3.66m x 3.18m) Bedroom Two continues on the theme of space and comforts found throughout this home. Benefiting from a large double-glazed window to rear, a wall-mounted radiator, and durable wood-laminate flooring.

BEDROOM THREE 9' x 8' (2.74m x 2.44m) Bedroom Three comprises a double-glazed window to front, a wall-mounted radiator, and a fitted carpet.

FAMILY BATHROOM 8' x 5' 5" (2.44m x 1.65m) The Family Bathroom encompasses a double-glazed window to side, a wall-mounted radiator, alongside a three piece suite to include; a W/C, a hand-wash basin, and a bath.

GARDEN Having been mostly laid to lawn, the Rear Garden is huge and provides an outside space for the whole family to enjoy, all year round.

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.

