

Your Wisest Move

WISDOM ESTATES

Independent Estate Agents



Huge Potential...
Strickland Avenue, Dartford

Offers in the Region of £399,995
FREEHOLD

Chain-Free and welcomed to the market is this well-presented 2 Double-Bedroom Family-Home. Boasting spacious living accommodation throughout, a large rear garden with huge side potential for extending, as well as being prominently located for all nearby amenities including; Dartford Station & Town Centre, Local Schools, Shops, and nearby Parks. EPC Rating 69 C

FEATURES INCLUDE:

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| ☒ Two Double Bedroom Family-Home | ☒ Easy Access to Local Amenities |
| ☒ Huge Extension Potential (STPP) | ☒ Large Garden & Driveway |
| ☒ 1 Mile to Dartford Station | ☒ Chain-Free |

REF: 11463

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The accommodation comprises:

FRONT GARDEN & DRIVEWAY The Front Garden & Driveway offers kerb appeal, ample off street parking, alongside gated side access to the large rear garden.

FAMILY ROOM 18' 7" x 11' (5.66m x 3.35m) At the heart of this home is the well proportioned family-room. Bountiful natural light is provided via the large double-glazed window to front and double-glazed window to side, whilst warmth and comforts are ensured by two wall-mounted radiators, a gas feature fire, alongside a fitted carpet.

KITCHEN / DINER 18' 7" x 9' 5" (5.66m x 2.87m) The Kitchen / Diner has been intelligently designed to maximise on the use of space. Boasting two double-glazed windows to rear, a double-glazed window to side, and a double-glazed patio door, the kitchen itself comprises an array of matching wall and base units, a sink and drainer, integrated washing machine & dishwasher, as well as two large storage cupboards, a wall-mounted radiator, and fully-tiled flooring which allows for effortless upkeep.

FIRST FLOOR LANDING The First Floor Landing comprises a double-glazed window to side, a fitted carpet, alongside loft-hatch access.

MASTER BEDROOM 16' x 11' (4.88m x 3.35m) The sizeable Master Bedroom benefits from two double-glazed windows to front, a wall-mounted radiator, built-in storage cupboards, and a fitted carpet.

BEDROOM TWO 12' x 10' (3.66m x 3.05m) Bedroom Two is another good sized double and boasts a large double-glazed window to rear, a wall-mounted radiator, two fitted wardrobes, and a fitted carpet.

FAMILY BATHROOM 7' 8" x 5' 6" (2.34m x 1.68m) The Family Bathroom comprises a double-glazed window to side, a double-glazed window to rear, a heated towel rail, and a 3 piece suite to include; a W/C, a hand-wash basin, and a shower unit. Part-tiled walls and wood laminate flooring ensure easy cleaning.

GARDEN 100' x 50' (30.48m x 15.24m) Having been mostly laid to lawn and bordered by a variety of shrubs and bushes, the Garden is Huge and offers an abundance of potential to make your own!

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.

