

Your Wisest Move

WISDOM ESTATES

Independent Estate Agents



Perfect Starter Home...
Laurel Close, Dartford

Offers in the Region of £325,000
FREEHOLD

Wisdom Estates are delighted to welcome to the market this spacious 2 Bedroom End of Terrace Family-Home. Boasting open-plan living accommodation, a large rear garden, an upstairs bathroom, a downstairs cloakroom, a driveway to front, as well as being located on a quiet cul-de-sac within easy reach to all local amenities including; Dartford Train Station, The Town Centre, Dartford Heath, and the highly renowned local Grammar & Primary Schools. EPC Rating TBC

FEATURES INCLUDE:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Two Bedroom End of Terrace | <input checked="" type="checkbox"/> 1 Mile to Dartford Station |
| <input checked="" type="checkbox"/> Large Rear Garden | <input checked="" type="checkbox"/> 0.5 Miles to Dartford Heath |
| <input checked="" type="checkbox"/> Downstairs Cloakroom | <input checked="" type="checkbox"/> Easy Access to A2 / M25 |

REF: 11536

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The accommodation comprises:

PORCH 5' 2" x 4' (1.57m x 1.22m) Accessed via the double-glazed feature front door, the porch area is the perfect divide in which to hang your coats, and store your shoes.

LOUNGE / DINER 22' x 16' 2" (6.71m x 4.93m) The Open-Plan Lounge / Diner is at the heart of this home and provides ample space to make it your own. Boasting a large double-glazed window to front, double-glazed patio doors to rear, two wall-mounted radiators, stairs leading up to the first floor landing, alongside easy to clean wood-laminate flooring laid throughout.

KITCHEN 7' 9" x 7' 3" (2.36m x 2.21m) The Kitchen area has been intelligently designed to maximise on the use of space. Benefiting from a double-glazed window to rear, an array of matching wall and base units, a sink and drainer, as well as space and plumbing for appliances. Part-tiled walls, and fully-tiled flooring allow for easy cleaning.

DOWNSTAIRS CLOAKROOM 6' x 3' (1.83m x 0.91m) A handy addition to any family-home, the downstairs cloakroom comprises a W/C, and a hand-wash basin.

FIRST FLOOR LANDING The First Floor landing comprises a double-glazed window to side, a fitted carpet, and loft-hatch access. (We have been advised the loft is insulated and part-boarded).

MASTER BEDROOM 12' 11" x 9' 9" (3.94m x 2.97m) The Master Bedroom is a well-proportioned double and encompasses a large double-glazed window to front (with secondary silent glazing), a wall-mounted radiator, built-in storage, and a fitted carpet.

BEDROOM TWO 9' 11" x 9' 4" (3.02m x 2.84m) Bedroom Two is another good size double and benefits from a double-glazed window to rear, a wall-mounted radiator, built-in wardrobes, and a fitted carpet.

BAHTROOM 8' 3" x 5' 11" (2.51m x 1.8m) The Family Bathroom boasts a double-glazed window to rear, a wall-mounted radiator, and a 4 piece suite to include; a low-level W/C, a hand-wash basin, a bath, and a separate shower unit. Fully tiled walls and flooring allow for effortless upkeep.

GARDEN The Rear Garden is certain to be a family favourite providing the perfect space to make lasting memories! Boasting two patio seating areas, a garden shed, a lawned area, as well as gated side access to front.

FRONT DRIVEWAY There is off street parking provided via the Driveway, and a shared access which leads to the rear 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.

