

Your Wisest Move

WISDOM ESTATES

Independent Estate Agents



Spacious Family-Home
North Road, West Dartford

Offers in the Region of £499,995
FREEHOLD

Wisdom Estates are proud to welcome to the market, this well-presented and spacious 3 Bedroom Semi-Detached Family-Home. Situated in the popular West Dartford vicinity, with easy access to all nearby amenities and transport links including; Crayford Train Station, the A2/M25, as well as close proximity to Wentworth Primary School, and the renowned Dartford Grammar Schools. This family-home is sure to meet all the vigorous demands of modern living. EPC Rating 66 D

FEATURES INCLUDE:

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|---|--|
| ☒ 3 Bedroom Semi-Detached Home | ☒ Catchment for Grammar Schools |
| ☒ 0.7 Miles to Crayford Station | ☒ Driveway to Front |
| ☒ 0.4 Miles to Wentworth Primary | ☒ Private Rear Garden |

REF: 11333

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PORCH Upon entering the property through the double-glazed door and into the fully-tiled porch area, you will be greeted by the 'Welcome Home' feeling you have been looking for.

ENTRANCE HALL 13' x 6' (3.96m x 1.83m) The bright and welcoming Entrance Hall comprises a double-glazed window to side, stairs to the first floor landing, a feature wall-mounted radiator, parquet wood-effect flooring, an under-stair storage cupboard, alongside a downstairs W/C.

DOWNSTAIRS CLOAKROOM The Downstairs Cloakroom is a bonus addition to any Family-Home. With natural light provided via the double-glazed window to side, further features include a low-level W/C, a pedestal hand-wash basin, and Parquet wood effect flooring.

FAMILY ROOM 14' x 10' (4.27m x 3.05m) Boasting a large double-glazed bay window to front, a wall-mounted radiator, and a fitted carpet, the Family-Room is the ideal space in which to sit back, relax and unwind of an evening.

KITCHEN / DINER 20' x 16' 7" (6.1m x 5.05m) This impressively proportioned open-plan Kitchen / Diner measures 20'ft x 16'7 ft at its widest points, and so for ease of reading we have described the individual areas below:

KITCHEN AREA The Kitchen area has been well designed to maximise on the use of space. Encompassing a double-glazed window to side, an array of matching wall and base units, a sink and drainer, part-tiled walls, alongside an integrated dish-washer, and fridge/freezer.

DINING AREA The Dining Area is at the heart of this home and provides an open-space to socialise and enjoy meals. Benefiting from double-glazed patio doors to rear, two feature wall-mounted radiators, built-in storage, alongside parquet wood-effect flooring.

UTILITY ROOM 6' x 5' 5" (1.83m x 1.65m) The Utility Room leads directly off of the Kitchen and provides additional space to help keep the house organised and tidy! Comprising a double-glazed door to rear, a newly installed boiler in 2024, plumbing for a washing machine, dish-washer and space for a variety of other utilities.

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

MASTER BEDROOM 12' 8" x 10' 3" (3.86m x 3.12m) This spacious and well presented Master Bedroom benefits from a double-glazed bay window to front, a wall-mounted radiator, and a fitted carpet.

BEDROOM TWO 13' 4" x 9' (4.06m x 2.74m) Bedroom Two continues the theme of space and comfort found throughout. Encompassing a double-glazed window to rear, a wall-mounted radiator, a fitted carpet, and built-in wardrobes.

BEDROOM THREE 8' x 6' (2.44m x 1.83m) The Third Bedroom benefits from a double-glazed window to both the front & side, a wall-mounted radiator, and a fitted carpet.

FAMILY BATHROOM 10' 1" x 5' 8" (3.07m x 1.73m) The Family Bathroom is of generous proportions and boasts a double-glazed window to rear, a heated towel rail, alongside a four piece bathroom suite comprising of; a low-level W/C, a hand-wash basin, a bath, and a walk-in shower cubicle. The fully tiled walls and flooring allow for effortless upkeep.

GARDEN The Rear Garden offers a relaxing space and is sure to be a family favourite. Benefiting from a large patio seating area with outside taps (both hot and cold), a well-kept flat lawn, as well as gated side access which allows for bin storage, and leads to the front driveway.

DRIVEWAY The Driveway to front provides ample off street parking, and gated side access to the rear.



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. Please note that all measurements are approximate.

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