

Your Wisest Move

WISDOM ESTATES

Independent Estate Agents



A house to call a home...
Marriott Road, Dartford

Offers in excess of £325,000
FREEHOLD

Chain-Free! Wisdom Estates are delighted to present this charming and well-maintained Victorian family home, offering 2/3 bedrooms and generous living space throughout. Located within close proximity to a range of local amenities, the property sits 0.7 miles from Dartford Train Station, 0.1 miles from St Albans Primary School, and 0.6 miles from the A2/M25. Bluewater Shopping Centre is only a short drive away. This characterful period home is a fantastic opportunity not to be missed. EPC Rating: 63 D

FEATURES INCLUDE:

- | | |
|--|---|
| ☒ 2 / 3 Bedroom Victorian Home | ☒ Nearby Schools & Amenities |
| ☒ Chain-Free | ☒ Easy Access to M25 / A2 |
| ☒ 0.7 Miles to Dartford Station | ☒ EPC Rating 63 D |

REF: 11543

0208 090 5959
www.Wisdom-Estates.co.uk

The accommodation comprises:

LOUNGE / DINER 21' 5" x 11' (6.53m x 3.35m) Upon entering through the front door of this home, you are welcomed into a bright and spacious Lounge/Diner. This dual-aspect room boasts double-glazed windows to both the front and rear, an original feature fireplace, three wall-mounted radiators, and solid wooden flooring laid throughout. Stairs lead up to the first floor landing, adding to its open and inviting layout.

KITCHEN 11' x 7' 3" (3.35m x 2.21m) The Kitchen has been intelligently designed to maximise on the space and practicality. It offers an array of matching base units with worktops over, plumbing for a washing machine and dishwasher, a fitted sink and drainer with mixer taps, space for a fridge/freezer, and an integrated oven and hob. Two double-glazed windows to side fill the room with natural light, whilst part-tiled walls and fully tiled flooring allows for easy cleaning.

LOBBY The lobby acts as a useful dividing space between the kitchen and the downstairs bathroom, whilst also offering access to the rear garden.

BATHROOM 9' x 7' 3" (2.74m x 2.21m) The Downstairs Bathroom benefits from a large double-glazed window to rear, a low-level W/C, a hand-wash basin, and a 'P' shaped bath (with wall-mounted shower). The Bathroom is finished off with a wall-mounted radiator, part-tiled walls, and easy to maintain flooring.

FIRST FLOOR LANDING The First Floor Landing comprises of fitted carpet and loft hatch access.

Please Note: We have been advised the loft is fully-insulated and partially boarded.

MASTER BEDROOM 11' 1" x 10' 5" (3.38m x 3.18m) The Master Bedroom is both spacious and accommodating, benefiting from a large double-glazed window to front, a wall-mounted radiator, as well as a fitted carpet,

BEDROOM TWO 10' 4" x 8' 4" (3.15m x 2.54m) Continuing the home's theme of space and character, Bedroom Two benefits from a double-glazed window to rear, a wall-mounted radiator, a fitted carpet, an over stair storage space, and a original open fireplace.

BEDROOM THREE 11' 5" x 7' (3.48m x 2.13m) Ideal as a third bedroom, nursery, home office, or dressing room, this space includes a double-glazed window to rear, a wall-mounted radiator, and a fitted carpet.

Please Note: Bedroom Three is accessed via Bedroom Two.

GARDEN Creating the ideal accompaniment to this charming property is the peaceful rear-garden. The majority of the Garden is laid to lawn, with a decked seating area to rear, alongside a garden storage shed.

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.

