

Your Wisest Move

WISDOM ESTATES

Independent Estate Agents



Welcome Home...
Darenth Road, Darenth

Offers in the Region of £425,000
FREEHOLD

Chain-Free & proudly presented to the market is this uniquely designed 3 Bedroom 'upside down' Town House. Located in the heart of Dartford, and offering easy access to all nearby transport links, the town centre, local shops and schools, this property further benefits from large living accommodation throughout, spectacular scenic views from the top-floor across Dartford, off street parking, an integral garage, and a quirky wrap-around side garden. EPC Rating 72 C

FEATURES INCLUDE:

- | | |
|--|--|
| <input checked="" type="checkbox"/> 3 Bedroom Town-House | <input checked="" type="checkbox"/> 0.3 Miles to Central Park |
| <input checked="" type="checkbox"/> Chain-Free | <input checked="" type="checkbox"/> Close to Local Schools |
| <input checked="" type="checkbox"/> 0.6 Miles to Dartford Station | <input checked="" type="checkbox"/> Easy Access to M25/A2 |

REF: 11379

01322 272 144
www.Wisdom-Estates.co.uk

PORCH 8' 8" x 3' 5" (2.64m x 1.04m) Entering through the double-glazed feature front door, the fully-tiled Porch area is the ideal space to hang your coats and store your shoes.

ENTRANCE HALL 12' 7" x 5' 7" (3.84m x 1.7m) The Entrance Hall is spacious and welcoming, and comprises a glazed feature front door, a wall-mounted radiator, a fitted carpet, and stairs to the first floor landing.

DOWNSTAIRS CLOAKROOM 6' 5" x 2' 6" (1.96m x 0.76m) A bonus to this family-home is the downstairs cloakroom & separate shower-room. Benefiting from a glazed window to front, a low-level W/C, a wall-mounted radiator, a hand-wash basin, and a fitted carpet.

DOWNSTAIRS SHOWER-ROOM 5' 6" x 2' 6" (1.68m x 0.76m) The Downstairs Shower-Room comprises a fitted carpet, and a tiled walk-in shower.

FIRST FLOOR LANDING The First Floor Landing boasts a fitted carpet, and stairs leading to the Top-Floor.

BEDROOM TWO 10' 5" x 10' (3.18m x 3.05m) Bedroom Two benefits from a double-glazed window to front, a wall-mounted radiator, a fitted carpet, and built-in storage.

BEDROOM THREE 10' 6" x 7' (3.2m x 2.13m) The Third Bedroom boasts a double-glazed window to front, a wall-mounted radiator, and a fitted carpet.

WET-ROOM 6' 8" x 5' 5" (2.03m x 1.65m) The Wet-Room Bathroom comprises a low-level W/C, a hand-wash basin, a wall-mounted shower, and a radiator.

TOP-FLOOR LANDING Stairs lead you up to the top-floor, but a huge benefit to be noted is the 'secret storage'.

SECRET STORAGE 17' 3" x 10' 5" (5.26m x 3.18m) This large 'Secret' storage space is fully-boarded and accessible.

OPEN-PLAN STYLE The Top-Floor accommodation is of an open-plan design and so for ease of reference we have divided the areas below:

FAMILY-ROOM 17' x 14' 5" (5.18m x 4.39m) The large and welcoming Family-Room is adorned with bountiful natural light and provides spectacular views across Dartford via the two large double-glazed windows to front. Two wall-mounted radiators provide the warmth, whilst 'Parquet' flooring adds the style.

KITCHEN 17' 2" x 7' (5.23m x 2.13m) The Kitchen is bright, airy, and has been intelligently designed to maximise on the use of space. Benefiting from an array of matching wall and base units (with worktops over), a sink and drainer unit, plumbing and space for appliances, alongside part-tiled walls. A double-glazed patio door provides access to the rear garden.

MASTER BEDROOM 11' 2" x 10' (3.4m x 3.05m) The Master Bedroom comprises a large double-glazed window to rear, a wall-mounted radiator, and a fitted carpet.

GARDEN & SIDE GARDEN The Garden is quite unique to its design and offers an outside space to enjoy all year round. A large patio area welcomes you out and wraps around to a side-garden which offers an abundance of mature shrubs and bushes. There is a benched seating area to take in the uninterrupted views.

OFF STREET PARKING Ample off street parking is provided to front and allows for direct access into the Integral Garage.

INTEGRAL GARAGE 16' 2" x 8' (4.93m x 2.44m) The Integral Garage is accessible via the 'Up and Over' door to front and provides additional storage or space to store a vehicle.



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.