

Your Wisest Move

# WISDOM ESTATES

Independent Estate Agents



**Location, Location, Location...**  
**Blenheim Road, West Dartford**

**Guide Price £315,000 - £325,000**  
**FREEHOLD**

Chain-Free and welcomed to the market is this 2 Double Bedroom Edwardian Terrace. Located on a quiet residential cul-de-sac, and situated within under a mile to all nearby amenities including: The Renowned Dartford Grammar Schools, Local Train Stations, as well as a variety of local shops, this property is perfect for all walks of life and early viewing comes highly recommended! EPC Rating 67 C

**FEATURES INCLUDE:**

- ☑ **2 Bedroom Edwardian Terrace**
- ☑ **Chain-Free!**
- ☑ **0.5 Miles to Grammar Schools**
- ☑ **0.8 Miles to Dartford Station**
- ☑ **Close to Local Shops**
- ☑ **EPC Rating 67 C**

REF: 11395

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

## **The accommodation comprises:**

**FRONT GARDEN** The Front Garden comprises a small outside patio area, and a quaint pathway leading to the Porch.

**PORCH** The Porch is fully-tiled and provides the ideal space in which to hang your coats, and store your shoes before entering into the family-home.

**LOUNGE / DINER 21' 8" x 11' 5" (6.6m x 3.48m)** The open-plan Lounge / Diner is a bright and airy space due to the large double-glazed window to front, and double-glazed patio door to rear, whilst warmth and comfort are ensured by the fitted carpet, and wall-mounted radiator. Stairs lead up to the first floor landing.

**KITCHEN 10' x 7' (3.05m x 2.13m)** The Kitchen benefits from a double-glazed window to side, a range of matching wall and base units, ample space and plumbing for utilities and appliances, as well as part-tiled walls and fully-tiled flooring.

**LOBBY** The lobby area acts as a natural divide and provides access to the downstairs bathroom, and garden via a double-glazed patio door to side.

**DOWNSTAIRS BATHROOM 8' 5" x 5' 4" (2.57m x 1.63m)** The Downstairs Bathroom encompasses a three piece suite to include; a low-level W/C, a hand-wash basin, and a bath. A large double-glazed window to rear provides bountiful natural light, whilst fully-tiled walls and flooring ensure effortless upkeep.

**FIRST FLOOR LANDING** The First Floor Landing comprises a fitted carpet, and loft-hatch access.

**MASTER BEDROOM 11' 5" x 10' 5" (3.48m x 3.18m)** The spacious Master Bedroom is ready to make your own and benefits from a double-glazed window to front, a wall-mounted radiator, a fitted carpet, and an original feature fireplace.

**BEDROOM TWO 11' 2" x 9' (3.4m x 2.74m)** Bedroom Two is another good size double and comprises a double-glazed window to rear, a wall-mounted radiator, a fitted carpet, and a storage cupboard housing the IDEAL combi boiler.

**GARDEN** The rear garden compliments this family-home and provides an outside space in which to enjoy the warmer summer months.

### **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.

### **Viewing**

Wisdom Estates – Dartford – 01322 272 144  
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