

Guide Price £925,000-£950,000 Park Estates are delighted to offer this exceptional and already massive family home, with the full benefit of planning consent under 24/01281/LDC to extend the property to make 6 bedrooms and 5 bathrooms, with large gabled glazed windows to the master and principal suites and a large ground floor extension across the rear. Situated at the end of a small and quiet cul-de-sac road with views across farm land, the property occupies a substantial 0.3 acre plot with a very large frontage, massive side access on both sides, making easy entry for all the machines and vehicles required for the renovation, off road parking for over 10 cars and a double garage with an EV charger point. Currently the accommodation comprises of a very large entrance hall, living room, fully fitted kitchen, utility room, 2 ground floor bedrooms - one with an ensuite and a separate WC. To the first floor there is a huge landing area, 2 further very large bedrooms and separate bathroom. Situated very close to all amenities including public house / restaurant, golf and sporting facilities, transport links including M25 and A2 motorway links, Dartford River Crossing, Bluewater Shopping Centre and within close proximity to the village centre and local schools including a good selection of popular primary schools and convenient access to both Wilmington Grammar schools, the academy and within the catchment area for Dartford Grammar schools. Additional benefits to note include 5 air conditioners installed in the property, underfloor heating in master bedroom and downstairs wc and 'Californian' shutters to living room and bedroom. Your early viewing of this super family home is very highly recommended.

Local Authority: Dartford Borough Council
Council Tax Band: G



01322 553322

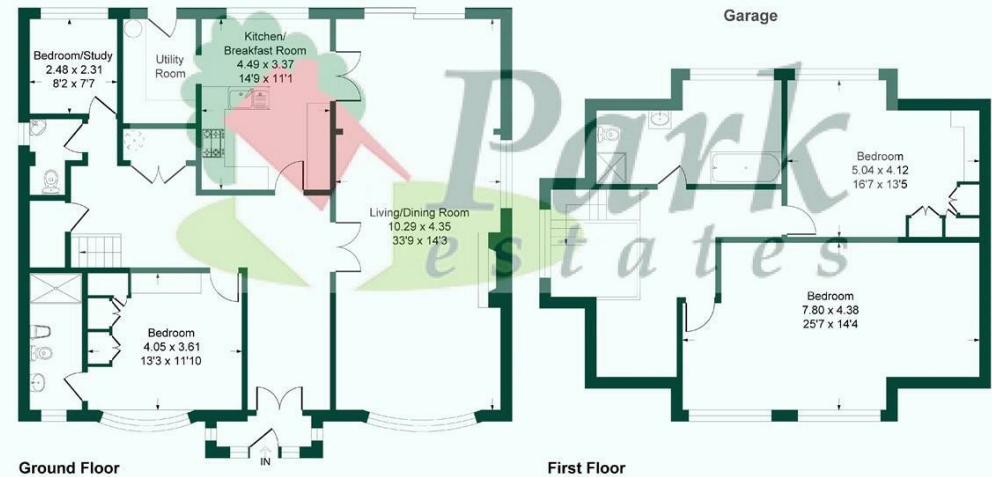
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	72	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Barn End Drive, DA2

Approximate Gross Internal Area = 213.6 sq m / 2299 sq ft
Garage = 38.8 sq m / 418 sq ft
Total = 252.5 sq m / 2718 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
Produced By Planpix

Every care has been taken with the preparation of details, but accuracy is in no way guaranteed. These particulars do not constitute a contract and are issued and accepted on the express understanding that all negotiations will be conducted through Park Estates. The seller does not make or give, nor do we or our employees have any authority to give a representation or warranty in relation to the property. Please contact this office before viewing the property. If there is any point which is of particular importance to you, we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information that we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made by us to the effect that the information provided by us has not been verified.