



*** TRANQUIL LOCATION * OFF ROAD PARKING ***

*** HUGE POTENTIAL TO EXTEND (STPP) ***

*** CLOSE PROXIMITY TO HIGHLY SOUGHT-AFTER SECONDARY SCHOOLS ***

*** THREE BEDROOM SEMI-DETACHED ***

*** EPC GRADED D * COUNCIL TAX BAND E ***



38 Clayton Croft Road
Wilmington, DA2 7AU

Guide Price £425,000-
£450,000

Situated on the highly sought-after Clayton Croft Road in Wilmington, this three-bedroom semi-detached home enjoys a peaceful and tranquil setting whilst remaining within easy reach of some of the area's most popular and highly regarded secondary schools. Offering an exciting opportunity for buyers looking to create their ideal family home, the property boasts tremendous potential to extend, subject to the necessary planning permissions. Internally, the home provides well-proportioned accommodation throughout, complemented by a generous rear garden ideal for families, entertaining, or future expansion. Further benefits include off-road parking and a desirable residential location, making this an excellent opportunity for growing families and buyers seeking both convenience and long-term potential.



EPC RATING D
COUNCIL TAX BAND E

Clayton Croft Road, Dartford, Kent, DA2

Approximate Gross Internal Area = 85.8 sq m / 924 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

We understand this property is Freehold.

VIEWING:

Via **Village Estates** on 01322 522111
Monday to Friday 9am-6pm, Saturday 9am-5pm

SELLING YOUR HOME?

If you are thinking of selling your own property, **VILLAGE ESTATES** will be pleased to provide you with a free market appraisal for sale purposes and professional marketing advice **FREE OF CHARGE, WITHOUT OBLIGATION**. Call one of our experienced sales staff on 01322 522111.

Whilst we endeavour to make our sales details reliable and accurate they should not be relied on as representations or statements of fact, and do not form any part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property. We would strongly recommend that all the information which 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 has not been verified. If there are any other points which are of particular importance to you, we would be only too happy to check the information and indeed confirm the availability of the property. Please contact the above office to arrange a convenient viewing appointment.