

97, Chestnut Grove, Wilmington DA2 7PQ  
Guide Price £475,000 £500,000



GUIDE PRICE: £475,000 - £500,000

A well proportioned three bedroom semi detached bungalow set along a popular road within the sought after Joydens Wood area, ideally placed for a range of local amenities. Residents benefit from convenient access to highly regarded schools, local shops, Joydens Wood Nature Reserve, Birchwood Park Country Club, and transport links.

The property would benefit from some modernisation, yet already offers generous accommodation comprising an entrance porch, welcoming hallway, three bedrooms, WC, bathroom, kitchen, a spacious reception room, and a double glazed conservatory overlooking the garden.

Externally, the home enjoys a front garden with off street parking, a detached garage, and a good sized rear garden—an ideal canvas for landscaping or future enhancement. The bungalow also presents superb potential for extension, subject to the usual planning consents.

Additional benefits include double glazing, gas central heating, and the advantage of no forward chain, making this an appealing opportunity for buyers looking to create a home tailored to their own style.

Local Authority: Dartford

Council Tax Band: D



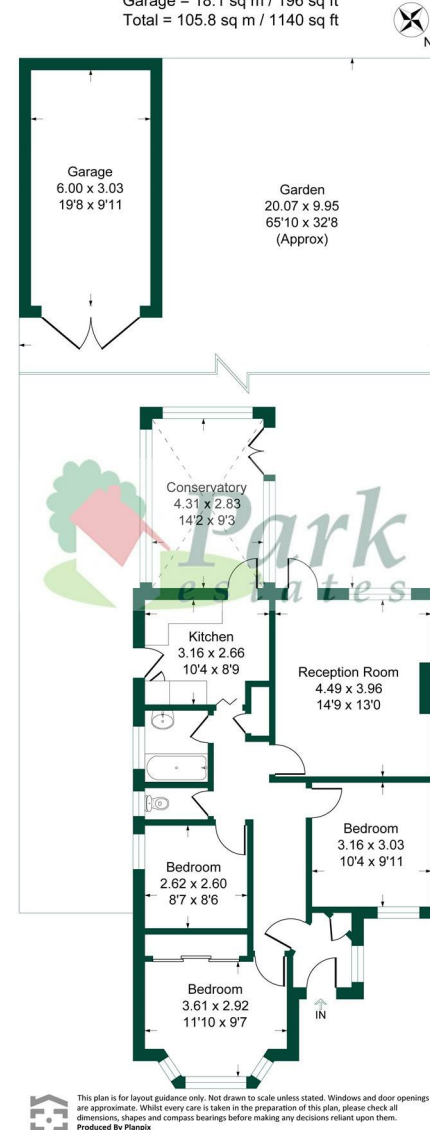
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## Chestnut Grove, DA2

Approximate Gross Internal Area = 87.7 sq m / 944 sq ft  
Garage = 18.1 sq m / 196 sq ft  
Total = 105.8 sq m / 1140 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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