



Dan Thomas
— & Co. —



Harold Road, Dartford, Kent, DA2 7SA

Kent

£490,000

Bedrooms: 3 | Bathrooms: 1 | Receptions: 1

This spacious, extended family home is ideally located in the quiet yet well-connected village of Hawley. Renovated throughout and tastefully decorated with the finer finishes, this property offers a true turnkey opportunity for prospective buyers.

The ground floor is entered via a welcoming hallway leading to a bay-fronted lounge at the front of the property. To the rear, the extended kitchen-dining area forms the central hub of the home and provides an excellent space for everyday family life and entertaining.

Double doors open directly from the dining area onto the rear garden. The garden also benefits from a detached home office/cabin with power and lighting, suitable for home working or a gym.

Practical features on the ground floor include a downstairs cloakroom and a separate utility room. From the utility, double doors provide direct access to the garden, creating a clear and convenient route from the front garden, through the garage and cloakroom, and out to the rear. The garage is also accessible internally and offers potential for conversion, subject to the necessary permissions.

Upstairs, the property offers two double bedrooms, a generously sized single bedroom, and a family bathroom fitted with both a bath and a separate shower. All rooms have been modernised and are well presented.

The property is well placed for countryside walks, making it ideal for those who enjoy outdoor activities or have pets. Road links via the A2 and M25 are within easy reach, providing convenient access to Bluewater Shopping Centre, London, and Gatwick and Heathrow Airports.

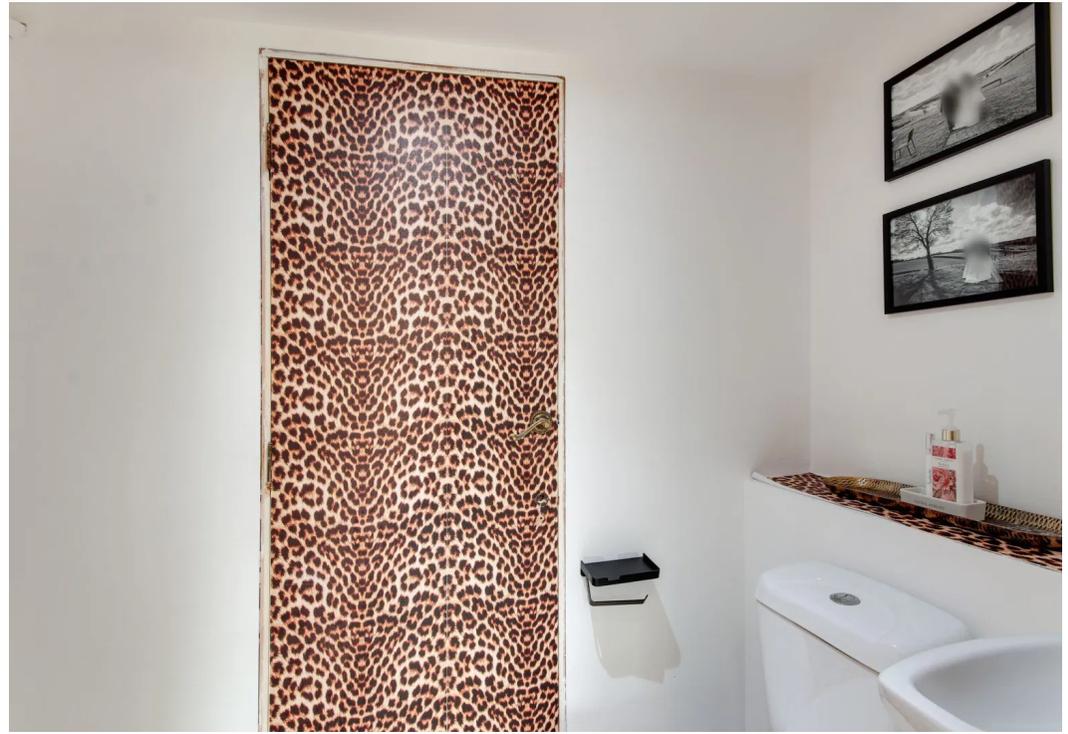
Dartford town centre and mainline station are less than a 15-minute drive away, offering access to London terminals within approximately an hour door to door. Swanley and Farningham Road station are also nearby, with regular services into London in under 20 minutes.

Tenure: Freehold

Council Tax Band: D







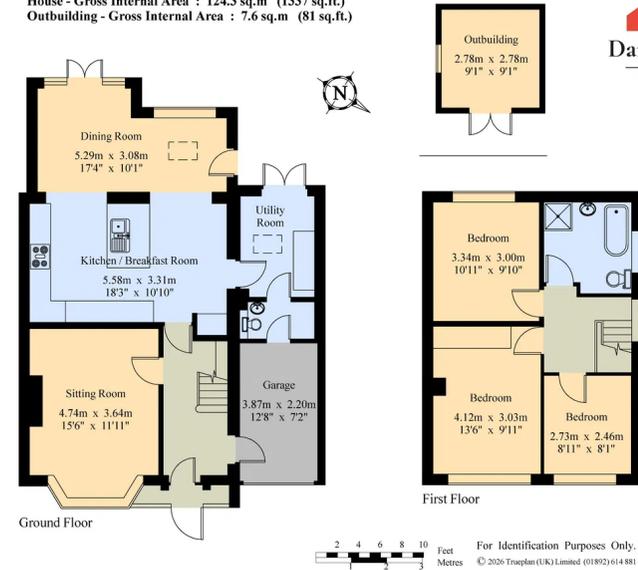




Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D	63		
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Harold Road

House - Gross Internal Area : 124.3 sq.m (1337 sq.ft.)
Outbuilding - Gross Internal Area : 7.6 sq.m (81 sq.ft.)



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