ATTWOOD
REAL ESTATE

5 Heathlands Rise, Dartford, Kent DA1 3HS

Detached bungalow for sale for the first time in almost 100 years!



- Charming detached bungalow
- 2/3 bedrooms
- Lounge, dining room & fitted kitchen
- Garage, utility & loft room
- Double glazing & gas central heating
- In need of some modernisation throughout
- Approx. 948sqft (88.1sqm) plus loft room and garage (1,334sqft in all)
- £475,000 l/h

020 3633 3733

info@attwood.realestate

Amazingly, this charming, detached bungalow has remained in the same family ownership since it was built, back in 1931. We therefore feel rather honoured to be managing its sale for the first time in almost 100 years!

Originally built with 3 bedrooms, the layout has been altered and extended over the years and now comprises 2 bedrooms, a spacious lounge, dining hall (formerly a bedroom), fitted kitchen, utility area and four-piece bathroom. Further benefits include a loft room, detached garage & driveway, secluded garden with a garden room, greenhouse and vegetable patch.

Whilst well-presented, entirely functional and benefitting from gas fired central heating and double-glazed windows, the property would appreciate some modernisation throughout.

Other houses in the street have been extended both rearwards and into the loft, so for those that might need even more space in the future, this property certainly offers potential (subject to the necessary consents).

This house sits in a quiet but convenient residential area West of Dartford. With no related chain and bundles of potential, we've no doubt it'll prove popular.








Council Tax

The local authority is Dartford Council and the property sits in Council Tax band E. The Council Tax rate payable for 2026/27 is £2,902.96.

Energy Performance

The property was recently assessed for energy performance and was awarded a certificate in Band E. The EPC is available by clicking the following link…

5 Heathlands Rise EPC



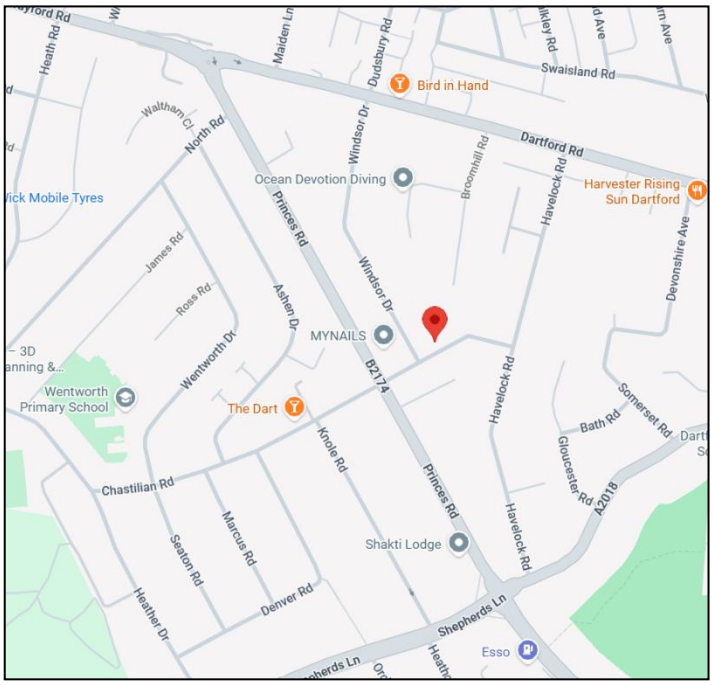


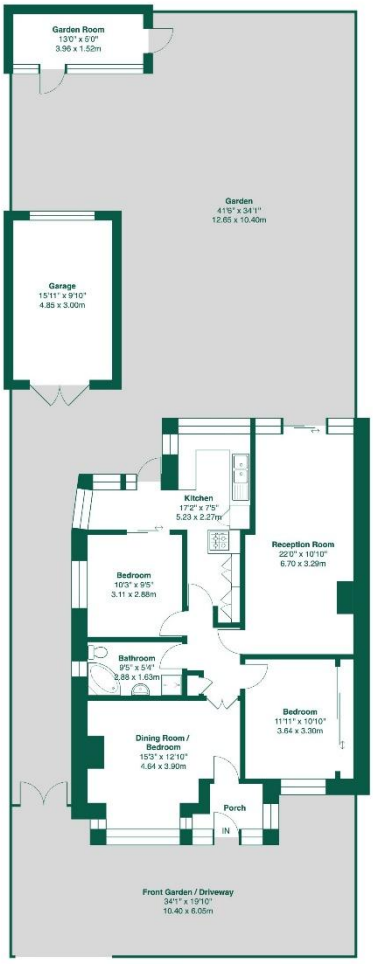



Heathlands Rise runs between Princes Road (B2174) and Havelock Road, and no5 is set approximately halfway along, on the Northern side of the street.

Crayford Station is less than a mile and offers direct services into London Bridge, Waterloo East and London Charing Cross. Dartford Station is approx. 1.5 miles and offers Cannon Street and Victoria trains, in addition to the Thameslink service to Luton via Blackfriars & London St Pancras. Dartford's busy town centre is a little over 1 mile and offers all manner of local and national retailers, and leisure facilities.

Families will be encouraged by the proximity of popular local schools with Wentworth Primary, and both Dartford Girls & Dartford Boys Grammar schools all within walking distance.





Ground Floor



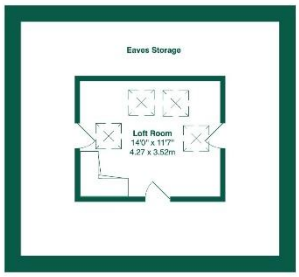
Heathlands Rise, DA1

Approximate Gross Internal Area = 948 sq ft / 88.1 sq m

Loft Room Area = 163 sq ft / 15.1 sq m

Outbuildings Area = 223 sq ft / 20.7 sq m

Total Area = 1334 sq ft / 123.9 sq m



First Floor

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This floor plan was produced using RICS measurements standards 2nd edition.
For layout guidance only and not drawn to scale unless stated. Window and door openings are approximate.
Whilst every care is taken in the preparation of this plan, we would advise interested parties to check all dimensions, shapes and compass bearings prior to making any decisions reliant upon them. No liability is accepted for any errors.
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Price
£475,000 for the vacant freehold interest.

Availability & Viewings
Keys are held and viewings can be arranged at short notice.

020 3633 3733

info@attwood.realestate

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