

SELLING & RENTING  
HOMES  
— Since 2005 —



LAND ESTATES  
SALES, LETTINGS & MANAGEMENT



## BROAD LANE WILMINGTON

**£1,750 Per Month**

- Three bedroom House.
- End of terrace.
- Private garden.
- Close to Wilmington Grammar and primary schools, as well as nearby local amenities and transport links
- Available now, unfurnished
- Newly refurbished throughout
- Spacious throughout.
- Private driveway
- Open-plan lounge/diner
- Contact Land Estates today

Land Estates is delighted to present this newly refurbished end terrace house located on Broad Lane in Wilmington. This spacious property offers a perfect blend of modern living and classic charm.

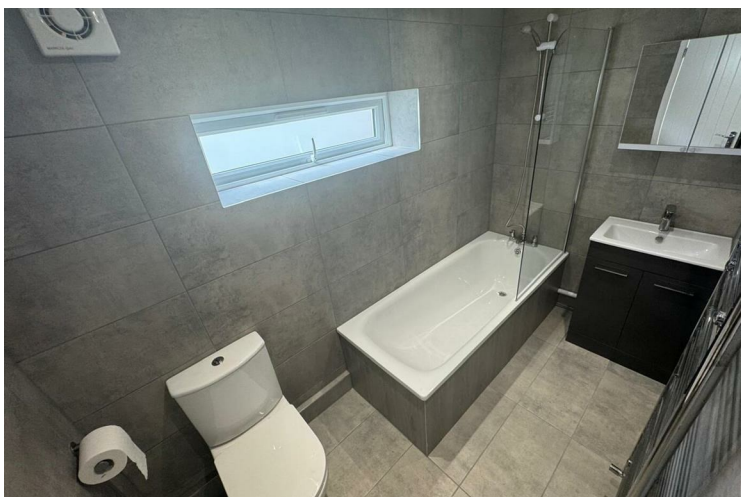
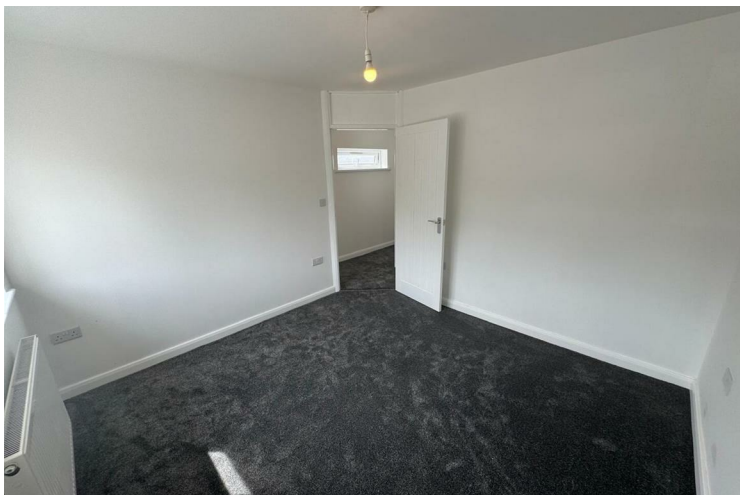
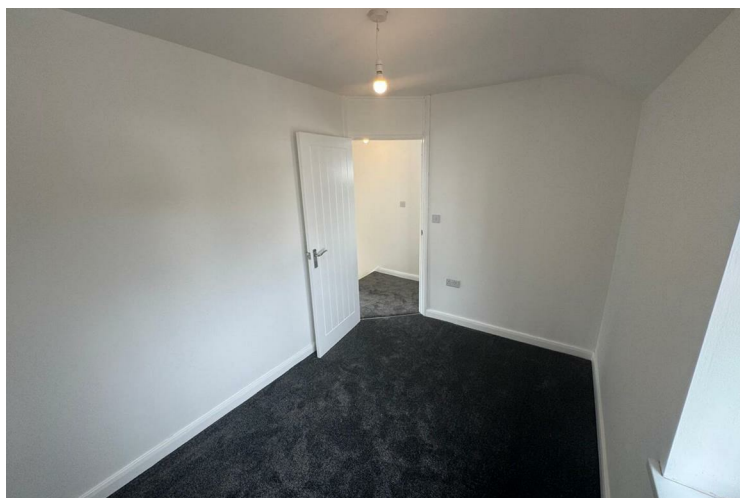
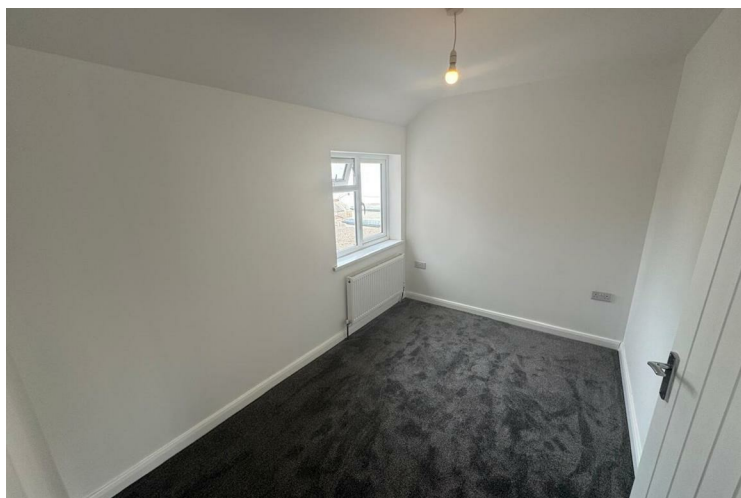
Upon entering, you will find a welcoming open plan lounge and dining area, ideal for both relaxation and entertaining. The kitchen is conveniently situated and the first floor boasts three generously sized double bedrooms, providing ample space for family or guests. A well-appointed ground floor bathroom adds to the practicality of the home.

One of the standout features of this property is the large rear garden, perfect for outdoor activities. Additionally, the private driveway offers convenient off-street parking, a valuable asset in this desirable area.

Wilmington is known for its excellent transport links, making commuting to Dartford, Crayford, and surrounding areas effortless. With nearby bus routes and railway stations, residents can enjoy easy access to the wider region. Local shops, Grammar and primary schools, and everyday amenities are all within close proximity, ensuring that all your needs are met. Furthermore, Dartford town centre and the renowned Bluewater Shopping Centre are just a short distance away, making this location ideal for both families and professionals alike.

This property is offered unfurnished and is available for immediate occupancy. We invite you to contact Land Estates to arrange a viewing and discover the potential of this lovely home.







| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   | 71      | 80                      |
| (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 |

**EPC Rating: C      Council Tax Band: C**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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