



**Guide Price**  
**£450,000**

**Freehold**

4x  1x  2x 

**Balmoral Road, Sutton  
At Hone, Dartford, Kent,  
DA4**

**OVER 60?**

Secure this property  
for up to **59% less!**

*Wards*  
Helping you move forwards



## Main features

- Spacious semi detached bungalow
- Extended living room offering bright and open-plan living
- Generous driveway with ample parking space
- Pretty rear garden
- Situated on a very popular residential road in Sutton at Hone

## Accommodation

### GROUND FLOOR

- Hallway
- Bathroom
- Kitchen: 19'0 x 9'0 (5.80m x 2.75m)
- Breakfast Area
- Dining Room: 16'10 x 16'4 (5.13m x 4.98m)
- Lounge
- Bedroom 2: 14'0 x 9'0 (4.27m x 2.75m)
- Bedroom 3: 7'0 x 7'0 (2.14m x 2.14m)
- Bedroom 1: 11'5 x 9'7 (3.48m x 2.92m)

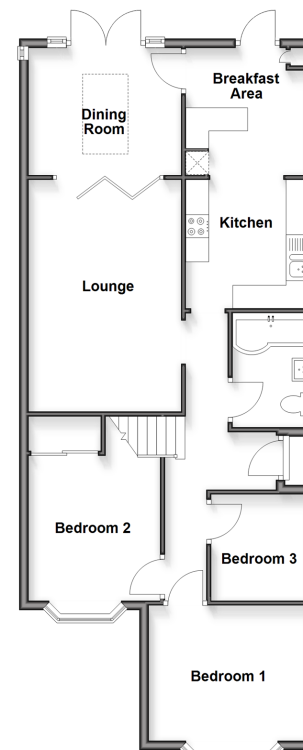
### FIRST FLOOR

- Landing
- Bedroom 4: 19'0 x 12'8 (5.80m x 3.86m)
- Store Room

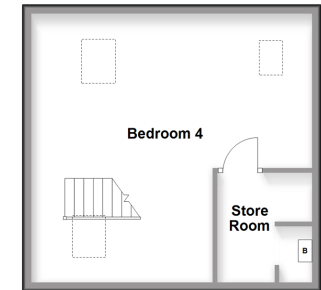
### OUTSIDE

- Front Garden
- Rear Garden

**Ground Floor**  
Approx. 83.4 sq. metres (898.2 sq. feet)



**First Floor**  
Approx. 35.7 sq. metres (384.2 sq. feet)



Call Dartford - 01322 288211 ■ [wardsof Kent.co.uk](http://wardsof Kent.co.uk)

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease

- Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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