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Maybury Avenue
Dartford, DA2 6JD

Guide Price
£450,000 to £465,000

Situated on Fleet Estate is this extended 4 bedroom semi-detached house, offering flexible accommodation together with further potential to extend and adapt over time.

The property has benefited from a side extension which has created a larger kitchen, a ground floor WC and an additional versatile room currently used as a study and occasional guest bedroom.

The property is presented in good condition throughout and has been well maintained and improved during the sellers' ownership. Following their purchase in 2015, extensive works were undertaken including rewiring, replumbing, replastering and the installation of a new staircase, providing reassurance for future owners.

A particular feature is the substantial brick-built outbuilding situated within the rear garden. Securely constructed and offering a range of potential uses, it could serve as a garage, workshop, home office, games room, hobby space or bar depending on requirements.

The property also offers scope for further extension. The side extension is understood to have been constructed with foundations that may be suitable for a first-floor extension above - subject to verification by a professional adviser instructed by the buyer. There is also potential for a rear extension and loft conversion, subject to the necessary planning permissions and building regulations.



Bedrooms: | **Bathrooms:** | **Receptions:**
4 | 1 | 1

Property Type: Semi Detached House

Tenure: Freehold

Key Features

- Garage / Multi-Use Outbuilding
- 4th Double Bedroom / Study
- Ground Floor WC
- Extended Kitchen
- Rewire, Replumb, Replaster (2015)
- Driveway for Ample Parking
- Potential to Extend (STPP)
- Cul-De-Sac Location

Location

Fleet Estate offers convenient access to Fast Track bus services, Darent Valley Hospital, Bluewater Shopping Centre, the A2 and M25.

Dartford is well regarded for its transport links into London, a choice of well-regarded primary and secondary schools including Dartford Grammar Schools, as well as a range of leisure facilities including David Lloyd and Fairfield Leisure Centre. The town also offers extensive shopping and access to both the Kent countryside and surrounding areas.



