



The Street, Horton Kirby, Dartford, DA4 9BU

Dartford

Offers Over
£375,000

Dating back to the early 1900's is this characterful, two-bedroom mid-terrace, located in the sought after, semi-rural village of Horton Kirby.

Extensively refurbished by its existing owner and now meticulously maintained, the home is a fantastic, turn-key opportunity for first time buyers, young or growing families, or potentially even those looking to downsize.

There is unrestricted, on-street parking to the front of the home, for convenience.

Downstairs, there is an entrance hall which leads to two downstairs reception rooms. The front reception is bay-fronted and is utilised as a traditional sitting room. This room enjoys plenty of natural light through its gorgeous Sash-style double glazed windows, and boasts an original, fully functional, cast-iron fireplace.

The second of the two receptions is used as a dining space and second lounge. Whilst there is no feature fireplace in this room, the chimney breast is still there and could be opened for a log burner, or another feature, should this be your preference.

To the rear, there is a contemporary fitted kitchen, with Oak-effect work-tops, integrated appliances and a large Range-style oven with extraction hood. From here, there is a side door to the rear garden.

Upstairs, there are two double bedrooms. The master bedroom is located at the front of the home and is of generous proportions. Within this, there is a fitted storage cupboard/wardrobe, another beautiful fireplace, and the same double set of Sash-style windows that the lounge features.

The second bedroom is still a comfortable double. This features built-in, sliding mirrored wardrobes and another cast-iron fireplace. Completing the accommodation is a stunning bathroom to the rear, again modernised by the existing owner. This is spacious enough to allow for a standalone bath, a separate walk-in shower cubicle, toilet, wash/hand basin, radiator and wall mounted storage cupboards. Yet again this boasts a feature fireplace and enjoys views over the rear garden.

Further benefits include gas central heating, the double glazing throughout and a huge loft space for storage. Subject to the necessary permissions, this boasts fantastic potential for conversion.

Externally, the rear garden is of a Westerly orientation, meaning it benefits from plenty of afternoon sunlight. Largely paved, this offers low-maintenance for those who are not keen gardeners. There is, however, a well planted sleeper bed and the fencing has been renewed in recent years. It should be noted that there is a residents right of way across the rear garden, traditional for a property of this age and configuration, solely used by the current residents for bins and garden waste.

Horton Kirby is well located for Farningham Road train station, as well as road links to the M20, A2 and M25. Longfield and Dartford train stations are also within close proximity, with the latter offering more frequent, direct services to a variety of London terminals – excellent for those who commute!

Swanley, Sutton at Hone, Darenth and Longfield are all within easy reach, all of which offer an abundance of local amenities. Bluewater Shopping Centre is just over 5 miles from the property and an approximate 15 minute drive, whilst the village has its own Cricket Club, local fishing lakes, and some stunning Countryside walks, including those at Westminster Fields. A number of reputable schools are also within close proximity (See School Checker for more info).

Tenure: Freehold

Council Tax Band: D

Enquire now to book your viewing slot.





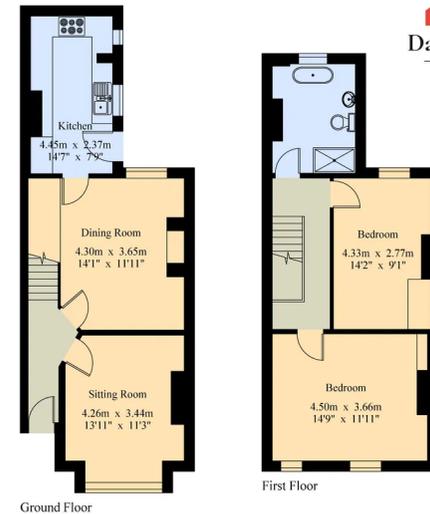


Main Road

Gross Internal Area : 93.1 sq.m (1002 sq.ft.)




Dan Thomas
& Co.



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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	