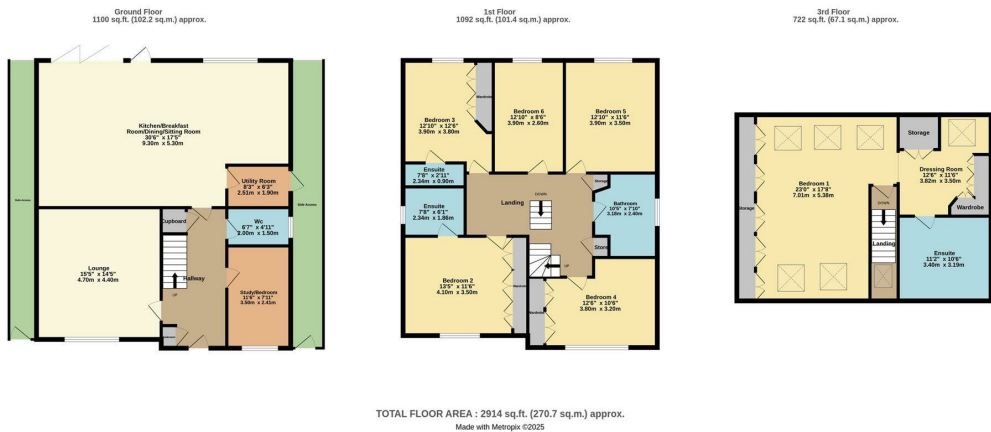
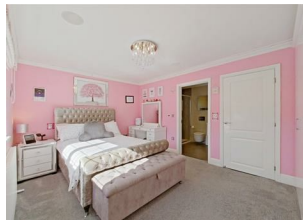


| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         | 91        |
| (81-91) B                                   | 85                      |           |
| (69-80) C                                   |                         |           |
| (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 |           |



DARENTH ROAD  
DARTFORD DA1 1LY  
Guide price £1,200,000





Set within a private, gated development just a stone's throw from the David Lloyd Leisure Centre, this exceptional 6/7-bedroom detached family home offers luxury living across three impressive levels. Built just over eight years ago, the property has been finished to a stunning high specification, combining contemporary design with thoughtful, family-friendly spaces.

The heart of the home is the expansive kitchen/diner, beautifully styled with porcelain tiles, integrated appliances, a Zip water tap, and a Control4 AV system offering mood lighting, surround sound, and even a retractable projector screen—perfect for entertaining. Doors open out to a low-maintenance landscaped garden, complete with artificial grass and porcelain tiling, ideal for year-round enjoyment.

Generous living accommodation is offered throughout, including a versatile ground-floor study/bedroom seven, three bedrooms with luxurious en suites, and fitted wardrobes in several rooms. The main bedroom suite commands the entire top floor, featuring a substantial double bedroom, a dressing room with bespoke storage, and a spacious en suite wash room—truly a private retreat.

Further highlights include:  
 Control4 AV system with music in six bedrooms, kitchen/diner, and garden  
 Designer radiators throughout  
 CCTV and fitted alarm system  
 Parking for 3-4 vehicles  
 Yearly service charge ensuring the development's upkeep and immaculate presentation

This is a home that offers the very best of modern living in a highly desirable location, blending luxury, comfort, and convenience.

7 BEDROOMS • 2 RECEPTION ROOMS • 4 BATHROOMS

## DARENTH ROAD

DARTFORD DA1 1LY

- 6/7 BEDROOM LUXURIOUS DETACHED HOUSE
- IMMACULATE AND HIGH SPEC THROUGHOUT WITH CONTROL4 AV SYSTEM
- 3 EN SUITES/SEPERATE BATHROOM AND DOWNSTAIRS WC
- MAIN BEDROOM OCCUPYING THE WHOLE TOP FLOOR WITH EN SUITE AND EN SUITE DRESSING AREA
- STONES THROW FROM DAVID LLOYDS LEISURE CENTRE
- STUNNING KITCHEN DINER WITH BI FOLD DOORS AND PROJECTOR SCREEN
- PARKING FOR 3/4 VEHICLES WITHIN A GATED DEVELOPMENT
- EPC B
- 2914 SQ FT
- COUNCIL TAX BAND G

