

SELLING & RENTING  
HOMES

— Since 2005 —



LAND ESTATES

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## WILMOT ROAD DARTFORD

FREEHOLD

**£425,000**

- 3 bedrooms House.
- Private and new driveway.
- Walking distance to different transport options.
- Walking distance to a variety of schools.
- Chain free.
- Newly renovated throughout.
- Near to both Dartford Train Station and Crayford Train Station.

Land Estates are pleased to present this newly renovated, three bedroom home located in West Dartford.

This property has just been renovated to a high standard and is offered chain free!

As you enter the property you are greeted with an entrance hallway leading to an open-plan living room and dining area. The kitchen, located at the rear of the property is a great size and has the benefit of having integrated appliances.

To the first floor, you will note two double bedrooms, one single bedroom and the family bathroom.

This house also benefits from a rear garden and a private driveway.

The property is located in a family friendly part of Dartford, and is only a short distance from both Dartford and Crayford Train Station, as well as the well regarded Dartford Grammar Schools and West Hill Primary school.

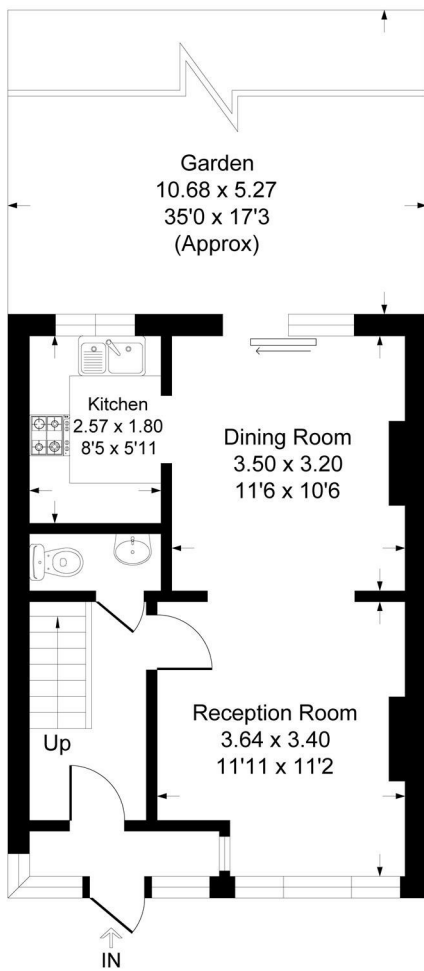
To arrange a viewing please call Land Estates.



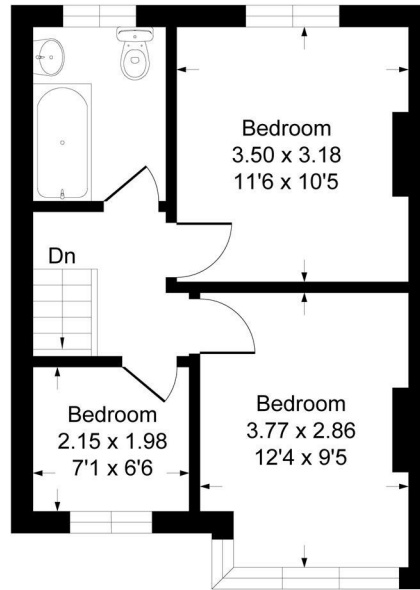


# Wilmot Road, DA1

Approximate Gross Internal Area  
74.3 sq m / 800 sq ft



**Ground Floor**



**First Floor**



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
Produced By Planpix



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	83
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		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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