



**Guide Price**  
**£500,000**

**Freehold**

5x  2x  2x 

**Drudgeon Way, Bean,  
Dartford, Kent, DA2**

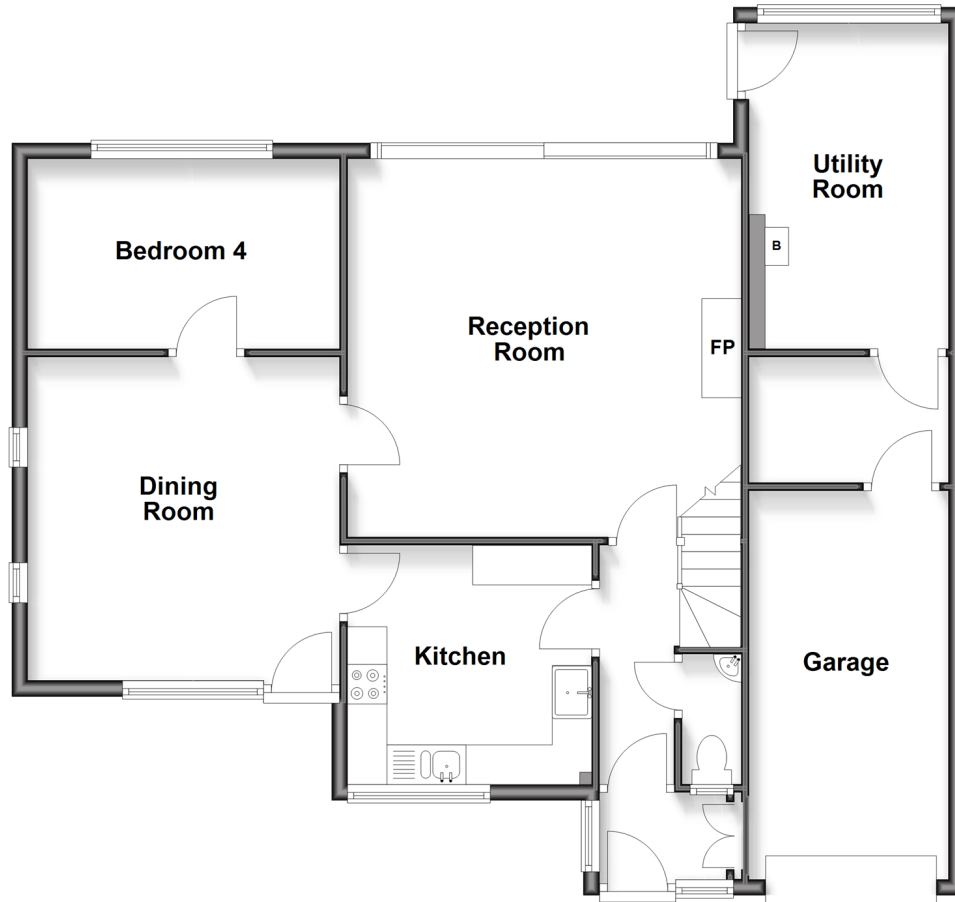
**OVER 60?**

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

*Wards*  
Helping you move forwards

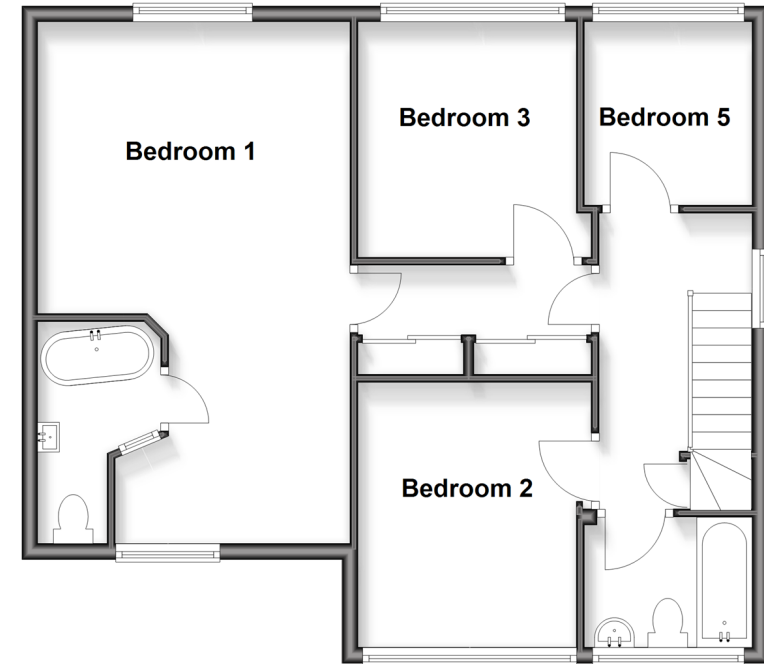
## Ground Floor

Approx. 96.4 sq. metres (1037.9 sq. feet)



## First Floor

Approx. 66.5 sq. metres (715.3 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Porch

Entrance Hall

Cloakroom

Kitchen: 10'7 x 10'1 (3.23m x 3.08m)

Dining Room: 15'6 x 13'0 (4.73m x 3.97m)

Bedroom 4: 13'4 x 13'0 (4.07m x 3.97m)

Reception Room: 16'4 x 15'6 (4.98m x 4.73m)

Utility Room

### FIRST FLOOR

Landing

Bathroom

Bedroom 2: 11'1 x 9'1 (3.38m x 2.77m)

Bedroom 1: 21'6 x 13'0 (6.56m x 3.97m)

En-suite Shower Room

Bedroom 3: 9'8 x 9'3 (2.95m x 2.82m)

Bedroom 5: 7'5 x 6'8 (2.26m x 2.03m)

### OUTSIDE

Integral Garage

Driveway

Rear Garden



## Main features

- Link-detached house set in a peaceful village location
- En-suite to main bedroom
- Handy utility room
- Great links for all commuters
- Garage and off street parking to the front



### Nearest Schools

Primary Schools: Bean Primary 0.1 miles, Darenth Community Primary 1.2 miles, Manor Community Primary 1.4 miles  
Secondary Schools: Swan Valley Community School 1.5 miles, The Leigh Technology Academy 2.2 miles,



### Transport Information

Train Stations: Greenhithe 1.6 miles, Stone Crossing 1.7 miles, Swanscombe 1.7 miles



### Address

Drudgeon Way, Bean, Dartford, Kent, DA2



### Directions

For directions to this property please contact us.



**Wards**  
Helping you move forwards

Call Dartford Branch 01322 288211 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)



■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details ■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale  
■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease

EPC RATING	CURRENT:	POTENTIAL:
	D(58)	B(32)

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