



Mallys Place, South Darenth, Dartford, Kent, DA4 9HU
Dartford

Guide Price
£425,000



Bedrooms: 3 | Bathrooms: 1 | Receptions: 1

*** GUIDE PRICE £425,000 - £450,000 ***

Rare to market and offered with the convenience of NO FORWARD CHAIN is this well-presented, semi detached house, located in the sought after village of South Darenth, near Horton Kirby.

Mallys Place sits in the heart of the village and is surrounded by stunning semi-rural features, including the River Darent to the front and Fishing lakes to the rear. Despite the semi-rural feel, the property is well connected to Dartford, Swanley, Farningham Road and Longfield, making it a suitable option for young and growing families, professionals, or perhaps even those looking to downsize or escape the busy London boroughs.

The property occupies a prominent position within a contemporary, small-scale development and features plenty of parking off-street. There is a tandem driveway for two cars comfortably, and a single garage.

Downstairs, the property offers generous proportions. There is a spacious lounge-diner, with sliding doors to the rear garden. To the rear, there is a well fitted kitchen with integrated oven, grill and hob, plus another door to the garden. In the entrance hall, there is a downstairs cloakroom and an under-stair storage cupboard, for convenience.

Upstairs, there are two spacious double bedrooms and one smaller single. The master features built-in wardrobes and lovely views from the rear window. A family bathroom completes the accommodation, with a modern white suite to include bath, toilet and wash/hand basin.

Externally, the west-facing rear garden is a nice space. Offering relatively low maintenance, there is a two tiered patio and a section laid to lawn, with some mature wild flower at the rear.

The property benefits from gas central heating, double glazing throughout and mains drainage. There is also a loft space for storage.

Within walking distance is a village Co-Op for your every day conveniences. You'll also find a chemist and a Post-Office, nearby. There are also a number of nearby public houses and countryside walks, including those along the nearby River Darent.

Road links to the A2, M25, M2 and M20 are strong, and the closest train lines include Longfield, Farningham Road and Eynsford, all offering frequent, direct services to London terminals.

Tenure: Freehold

Council Tax Band: E

Enquire now to book your viewing slot.

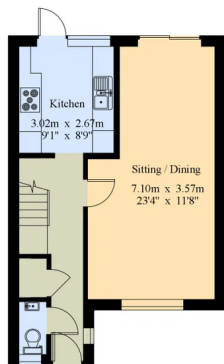




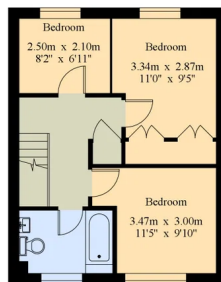


Mallys Place

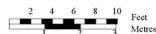
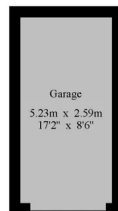
House - Gross Internal Area : 81.7 sq.m (879 sq.ft.)
Garage - Gross Internal Area : 13.5 sq.m (145 sq.ft.)



Ground Floor



First Floor



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Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	72	
(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