

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	75	
(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



CARNET CLOSE  
DARTFORD DA1 3RP  
Guide price £750,000



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.





£750,000-£775,000

NO FORWARD CHAIN

Located just moments from Crayford railway station, this sensational property has undergone an extensive refurbishment programme by the current owner, resulting in a contemporary home that truly stands out from the crowd.

Designed with modern family living and entertaining in mind, the ground floor offers an impressive and versatile layout. A substantial lounge flows seamlessly into a bright conservatory, while the show-stopping kitchen/diner has been completely reimagined. Featuring high-quality integrated appliances and a striking central island with built-in social seating, it creates the perfect hub for gatherings with friends and family. A separate dining room, home office (with potential as a fifth bedroom) and ground floor WC complete the downstairs accommodation.

Upstairs, the well-proportioned principal bedroom is complemented by a luxurious en-suite shower room. Three further bedrooms and a stylish family bathroom provide ample space for growing families.

Externally, the landscaped garden is designed for both relaxation and entertaining, boasting a generous terrace and atmospheric outdoor lighting – ideal for al fresco evenings. To the front, the expansive driveway comfortably accommodates up to six vehicles, one of the largest on the development.

A beautifully finished home in a prime location – early viewing is highly recommended.

4 BEDROOMS • 2 RECEPTION ROOMS • 2 BATHROOMS

## CARNET CLOSE

DARTFORD DA1 3RP

- 4/5 BEDROOM DETACHED IN HIGHLY SOUGHT AFTER LOCATION WITH NO CHAIN
- PRIME POSITION IN A QUIET CUL DE SAC
- EN SUITE/UPSTAIRS BATHROOM AND DOWNSTAIRS WC
- 2 RECEPTION ROOMS/CONSERVATORY AND STUDY WHICH COULD BE USED AS BEDROOM 5
- KITCHEN BREAKFAST ROOM WITH CENTRAL ISLAND
- GARAGE SPLIT INTO 3 NOW BOASTING A UTILITY ROOM
- AMPLE PARKING AND WALKING DISTANCE TO CRAYFORD STATION
- EPC C
- COUNCIL TAX BAND E
- 1960 SQ FT

