

SELLING & RENTING  
HOMES  
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LAND ESTATES  
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## CHESTNUT ROAD DARTFORD

FREEHOLD

**£485,000**

- Five bedroom house.
- Massive potential.
- Huge rear garden.
- Chain Free.
- Walking distance to Dartford Town Centre.
- Walking distance to Dartford Train Station.
- Walking distance to a variety of schools.

Chain free!

Land Estates are pleased to welcome to the market this spacious, five bedroom house on Chestnut Road.

Nestled on the sought after Chestnut Road in Dartford, this substantial five bedroom home offers impressive space, flexible living ,and fantastic scope for improvement. With just over 1700 sq ft of internal space (approx) , it is ideal for families looking for room to grow, or buyers keen to add value through modernisation.

The ground floor features two generously sized reception rooms, one of which is currently being used as a sixth bedroom. You will also be met with a downstairs toilet and a separate kitchen. There is also an incredibly sized rear garden, proving great outdoor space for relaxing or entertaining.

Upstairs, the first floor includes five bedrooms, all well proportioned, along with a family bathroom. The existing layout makes excellent use of the space, and there is plenty of opportunity to update and personalise throughout.

Chestnut Road is within walking distance to Dartford Train Station, Dartford Town Centre and a variety of schools.

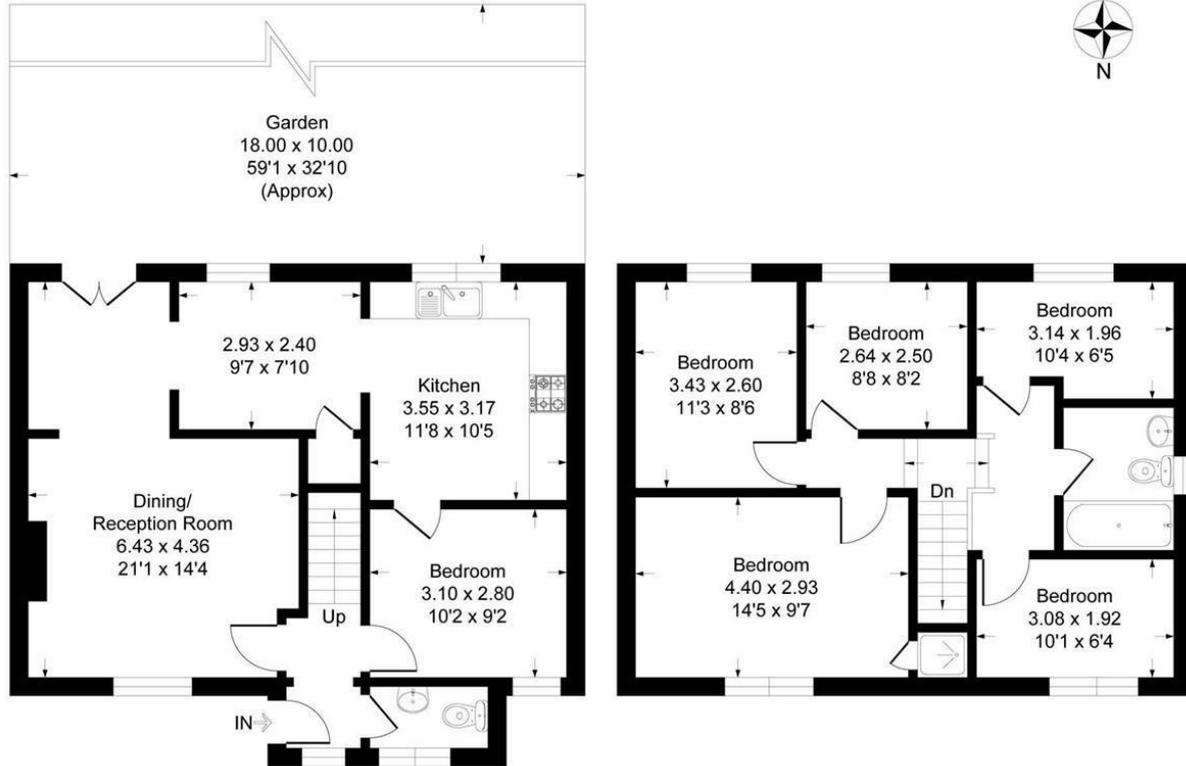
Please contact Land Estates to arrange a viewing.





# Chestnut Road, DA1

Approximate Gross Internal Area 115.3 sq m / 1242 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>		<b>82</b>
(69-80) <b>C</b>	<b>69</b>	
(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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