Hazell Holland welcome on the ever desirable Elm Road in Dartford, within convenient distance of grammar schools, Dartford town centre, station and transport links, this spacious mid-terrace house with three well-proportioned bedrooms and a modern bathroom, this post-war property spans an impressive 915 square feet, making it an ideal family home. The heart of the house is undoubtedly the contemporary fitted kitchen, which boasts integrated appliances and a stylish island, perfect for both cooking and entertaining. The inviting reception room provides a warm and welcoming space for relaxation and family gatherings.

Guide price £425,000

Hazell Holland
SALES & LETTINGS

Elm Road
Dartford
Kent
DA1 2RN

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Entrance Hall
Opaque part double glazed entrance door. Radiator, Picture rail. Wood laminate flooring.

Lounge
14'9 x 13'2 (4.50m x 4.01m)
Double glazed window to front. Radiator. Wood laminate flooring. Coved ceiling. Doorway to kitchen/diner.

Kitchen/Diner
18'0 x 11'9 (5.49m x 3.58m)
Double glazed double doors to garden. Double glazed glazed window to rear. Range of fitted wite high gloss wall and base units with quartz work surfaces over, island with breakfast bar and wine cooler. Integrated washing machine, dishwasher, oven, hob, microwave and extractor fan. Stainless steel sink unit with mixer tap. Tiled floor. Under stair cupboard.

Landing
Acces to loft with pull down ladder. Carpet. Dado rail.

Bedroom 1
13'0 x 12'9 (3.96m x 3.89m)
Double glazed window to front. Carpet. Radiator.

Bedroom 2
13'0 x 11'0 (3.96m x 3.35m)
Double glazed window to rear. Carpet. Radiator.

Bedroom 3
11'3 x 6'0 (3.43m x 1.83m)
Double glazed window to front. Carpet. Radiator. Built in storage cupboard.

Bathroom
10'0 x 4'8 (3.05m x 1.42m)
Opaque double glazed window to rear. Three piece white suite comprising: Panelled bath with mixer tap and mixer shower over with screen, low level wc and wash hand basin with vanity unit under. Heated towel rail. Tiled walls. Tiled flooring.

Rear Garden
65' (19.81m)
Patio area leading to mainly laid to lawn garden with access to outbuilding. Gated shared side access.

Outbuilding
18'5 x 15'6 (5.61m x 4.72m)
Double glazed bi folding doors. Wood laminate flooring. Power and Light. Bar area. Currently being used as two rooms with one being a gymnasium and entertainment/bar room.

Off Street Parking
Driveway providing off street parking for two vehicles.

Hazell Holland welcome on the ever desirable Elm Road in Dartford, within convenient distance of grammar schools, Dartford town centre, station and transport links, this spacious mid-terrace house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms and a modern bathroom, this post-war property spans an impressive 915 square feet, making it an ideal family home.

The heart of the house is undoubtedly the contemporary fitted kitchen, which boasts integrated appliances and a stylish island, perfect for both cooking and entertaining. The inviting reception room provides a warm and welcoming space for relaxation and family gatherings.

One of the standout features of this property is the generous 65' rear garden, which includes an outbuilding currently utilised as a bar and entertainment room, as well as a home gym. This versatile space offers endless possibilities for leisure and recreation, making it a fantastic addition to the home.

For those with vehicles, off-street parking is available for two cars, ensuring convenience and ease. The location is particularly sought after, being within a convenient distance of excellent grammar schools, Dartford town centre, and the train station, making commuting and daily errands a breeze.

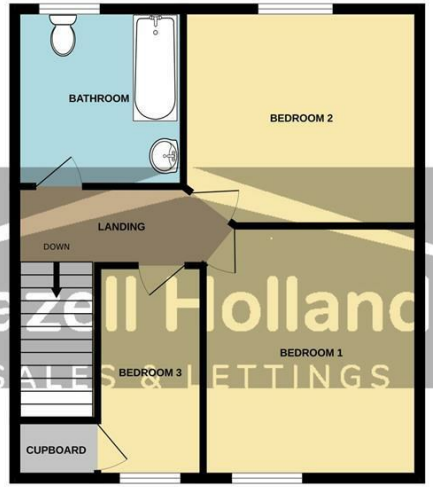
This charming house on Elm Road is not just a property; it is a wonderful opportunity to create lasting memories in a vibrant community. Whether you are a first-time buyer or looking to settle down, this home is sure to impress.

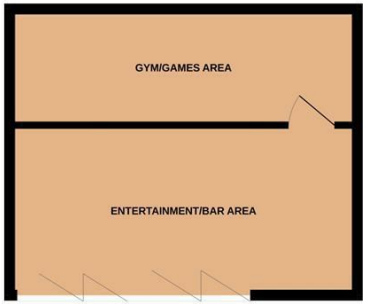
SAMSUNG
BOSCH
Hazell Holland

- 3 Bedroom Terrace House
- 14'9 x 13'2 Lounge
- 18' x 11'9 Modern Fitted Kitchen with Quartz Worktops and Island
- Double Glazing and Gas Central Heating
- First Floor Modern White Bathroom
- Sought ater Location
- Within Convenient Distance of Dartford Town Centre, Station, Grammar Schools and Transport Links
- Garden Outbuilding Providing Flexible Usage
- 65' Rear Garden
- Off Street Parking to Front for Two Vehicles

GROUND FLOOR

1ST FLOOR





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TOTAL FLOOR AREA : 915sq.ft. (85.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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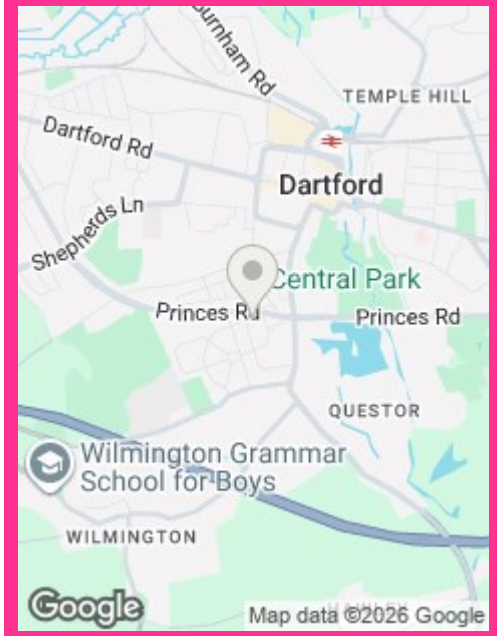

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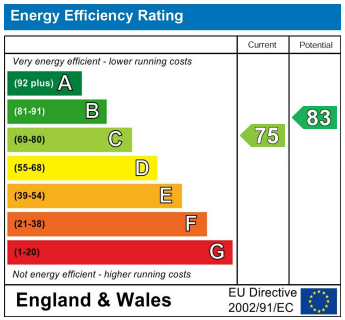

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