



Laburnum Avenue

Dartford, DA1

Guide Price
£410,000

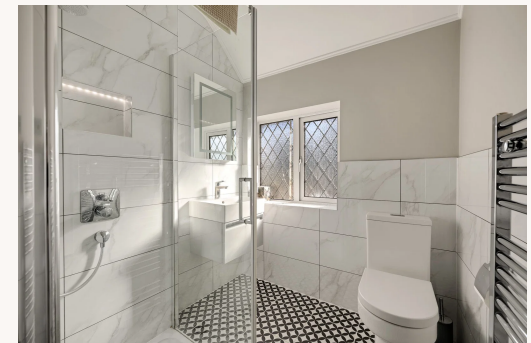
Situated in Laburnam Avenue, Dartford, this 2 bedroom semi-detached house has been thoughtfully refurbished, with a full internal renovation completed approximately six years ago. The work included new electrics and plumbing, along with a new boiler, and the property has a consistent, high-quality finish throughout.

The ground floor features engineered wood herringbone flooring, downlighting and a smart lighting system that can be controlled via an app. Farrow & Ball paintwork and decorative plaster corning in the living room add to the finish.

The kitchen has been fitted with quality Neff appliances, Silestone worktops and a Franke sink, alongside an integrated dishwasher and a dedicated coffee nook. Useful storage includes a pull-out corner unit and a Space Tower larder-style unit. A separate utility cupboard houses the washing machine and tumble dryer, keeping laundry appliances neatly out of sight.

Upstairs, both bedrooms benefit from Westex carpeting, with the main bedroom featuring bespoke fitted wardrobes and a dressing table. The bathroom has been finished to the same standard, with underfloor heating, a Hansgrohe tap and shower system, sensor lighting and a recessed shower niche with integrated LED lighting.

The property also benefits from insulated cavity walls and a boarded, insulated loft.





Bedrooms: | **Bathrooms:** | **Receptions:**
2 | 1 | 1

Property Type: Semi Detached House

Tenure: Freehold

Council Tax Band: C

Key Features

Full Internal Refurbishment (2020)
Insulated Brick-Built Garden Room
Smart Lighting System
Neff Kitchen Appliances
Feature Coffee Nook
Herringbone Wood Flooring
Bathroom Underfloor Heating
Utility Closet
Driveway (2 Cars)
Side Access

Outside, the rear garden was completed two years ago and features porcelain paving, creating a smart, low-maintenance space. The brick-built outbuilding has been insulated and plastered, with flooring, lighting and electricity, making it suitable for use as a home office or hobby room.

To the front, the driveway was completed one year ago and provides off-street parking for two cars. The property also benefits from side access.

With its considered specification, quality finishes and useful additional workspace, this is a well-presented home that offers more than just attractive interiors, with practical features that have clearly been thought through.



