

Your Wisest Move

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Independent Estate Agents



Why Live Any Where Else?
The Green, Darenth

Offers in the Region of £695,000
FREEHOLD

Tucked away on the highly sought-after area of The Green, Darenth Village Park, this substantial 5 Bedroom Detached Family-Home offers an excellent balance of space, versatility, and lifestyle appeal. Boasting off-street parking and garage access, the property features separate reception rooms ideal for modern living, a well-appointed kitchen with separate utility room, five well-proportioned bedrooms, including a principal with en-suite. Externally, the rear garden combines lawn and patio areas, while excellent schools, transport links and local amenities are close by. EPC Rating 77 C

FEATURES INCLUDE:

- ☑ **5 Bedroom Detached Home**
- ☑ **Spacious Reception Rooms**
- ☑ **Driveway & Garage**
- ☑ **Private Rear Garden**
- ☑ **0.3 Miles to Darent Valley Hospital**
- ☑ **EPC Rating 77 C**

REF: 11582

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The accommodation comprises:

DRIVEWAY The front driveway provides kerb appeal and offers off-street parking, alongside gated side access and direct entry into the garage.

PORCH 7' x 4' (2.13m x 1.22m) A practical and well-presented porch creating a natural separation from the main home. Comprising fully tiled flooring, and double-glazed windows which allow for a flow of natural light.

ENTRANCE HALL 14' x 7' (4.27m x 2.13m) A spacious and welcoming entrance hall featuring a double-glazed front door, a fitted carpet, a wall-mounted radiator, and stairs leading up to the first floor with useful understairs storage.

DOWNSTAIRS CLOAKROOM 5' 3" x 2' 5" (1.6m x 0.74m) The Downstairs Cloakroom is a bonus to any family home! Comprising a low-level W/C, a hand wash basin, a wall-mounted radiator, part-tiled walls, fully tiled flooring, and a double-glazed window to the front.

BEDROOM FIVE / PLAYROOM 10' 8" x 9' (3.25m x 2.74m) A versatile room ideal as an additional bedroom, playroom, or home office. Benefiting from a double-glazed window to front, a wall-mounted radiator, and a fitted carpet.

KITCHEN 11' x 9' 5" (3.35m x 2.87m) A well-appointed kitchen designed with modern living in mind. Offering a range of matching wall and base units, ample worktop space, an induction hob, and integrated appliances including a dishwasher and oven with grill. A large double-glazed window to the rear provides plenty of natural light, while part-tiled walls and fully tiled flooring ensure practicality and ease of maintenance.

UTILITY ROOM 5' 7" x 5' (1.7m x 1.52m) A highly functional space keeping laundry separate from the main kitchen. Featuring a sink and drainer unit, plumbing and space for appliances, a wall-mounted radiator, and a double-glazed patio door providing side access. Finished with part-tiled walls and tiled flooring.

FAMILY ROOM 15' x 13' (4.57m x 3.96m) Providing the space in which to sit back, relax and unwind, the heart of this home is the bright and spacious family-room. Double-glazed double doors open directly into the Dining Area, creating a seamless flow, whilst a wall-mounted radiator, and fitted carpet provide warmth and comforts.

DINING ROOM 14' 5" x 12' (4.39m x 3.66m) An impressive and light-filled entertaining space, enhanced by double-glazed windows to the sides and rear, patio doors leading to the garden, and two Velux windows flood the room with natural light. Finished with tiled flooring and a wall-mounted radiator, this room is perfectly suited for both formal dining and social gatherings.

FIRST FLOOR LANDING 17' 5" x 7' (5.31m x 2.13m) A generously sized landing providing access to all first-floor rooms. Featuring a double-glazed window to the front, a fitted carpet, a wall-mounted radiator, loft access hatch, and an airing cupboard.

MASTER BEDROOM 12' x 11' (3.66m x 3.35m) A well-proportioned Master Bedroom offering a peaceful retreat. Benefits include a large double-glazed window to rear, a fitted carpet, a wall-mounted radiator, and built-in wardrobes.

EN-SUITE 8' x 4' (2.44m x 1.22m) A modern en-suite comprising a shower unit, a low-level W/C, a hand wash basin, and a heated towel rail. Finished with fully tiled walls and flooring, along with a double-glazed window to the side.

The accommodation comprises:

BEDROOM TWO 12' 8" x 9' (3.86m x 2.74m) A spacious double bedroom featuring a double-glazed window to the rear, a fitted carpet, and a wall-mounted radiator.

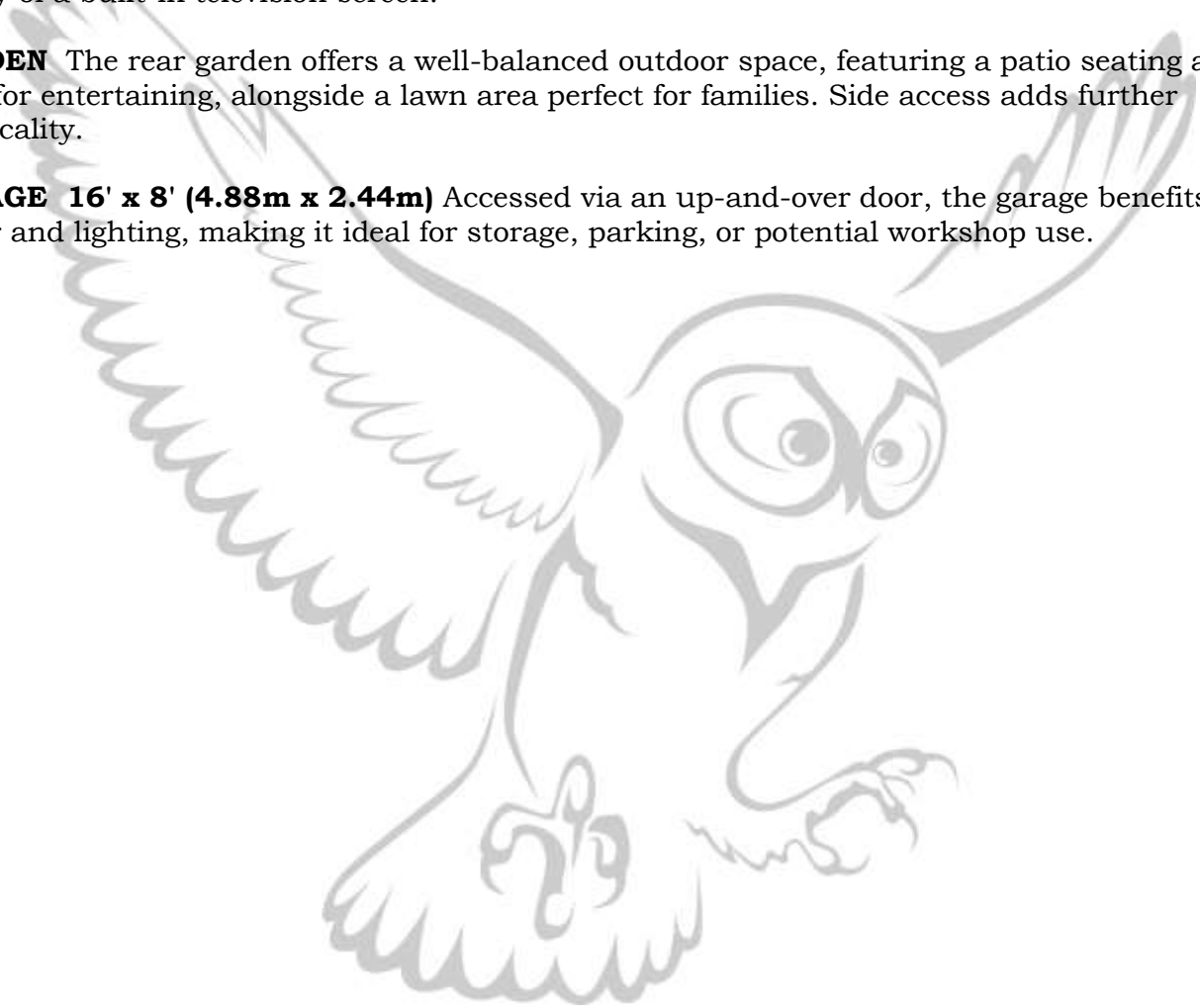
BEDROOM THREE 11' 2" x 9' 3" (3.4m x 2.82m) Another well-sized bedroom with a double-glazed window to the front, a fitted carpet, and a wall-mounted radiator.

BEDROOM FOUR 9' 3" x 8' 2" (2.82m x 2.49m) A comfortable fourth bedroom, ideal as a child's room, nursery, or study. Benefiting from a double-glazed window to the front, a fitted carpet, and a wall-mounted radiator.

BATHROOM 8' 5" x 6' 5" (2.57m x 1.96m) A stylish family bathroom fitted with a panel-enclosed bath, a low-level W/C, a hand-wash basin, and heated towel rail. Fully tiled walls and flooring enhance the finish, complemented by a double-glazed window to the side and the added luxury of a built-in television screen.

GARDEN The rear garden offers a well-balanced outdoor space, featuring a patio seating area ideal for entertaining, alongside a lawn area perfect for families. Side access adds further practicality.

GARAGE 16' x 8' (4.88m x 2.44m) Accessed via an up-and-over door, the garage benefits from power and lighting, making it ideal for storage, parking, or potential workshop use.



Important Note

We have not tested any services or appliances at this property. We strongly recommend that all the information which we provide is verified by yourself on inspection, and by your Surveyor and Conveyancer.

Measurements

Please note that all measurements are approximate.

