

SELLING & RENTING  
HOMES

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LAND ESTATES

SALES, LETTINGS & MANAGEMENT



## FERNHEATH WAY DARTFORD

FREEHOLD

**£475,000**

- Three bedroom house.
- Newly renovated throughout.
- Huge external potential.
- Private garage and parking.
- Near to local amenities.
- Chain free.
- Newly fitted kitchen and bathroom.
- Large garden and side plot.
- Located on a quiet road.

Chain free!

Land Estates are delighted to bring to the market this newly renovated, three bedroom, semi-detached house located in Wilmington.

If you're seeking a home that's finished to a superb standard and move-in ready, this property is ideal. The property also has a huge amount of external potential.

The property comprises an entrance hall, a lounge, a newly fitted kitchen and a downstairs toilet. To the first floor, you will find the newly fitted family bathroom, and three bedrooms. Two of the bedrooms are large doubles and one is a single.

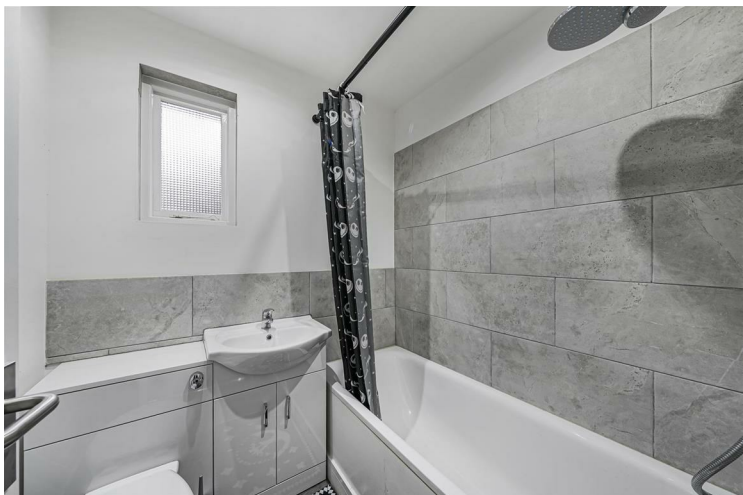
Externally, there is a huge amount of potential. The property has both a large rear garden and also side plot with an added garage. There is also parking available to the front of the garage.

Fernheath Way is a quiet and peaceful road but still near to a variety of amenities, including shops, schools and transport options.

Please contact Land Estates to arrange a viewing.



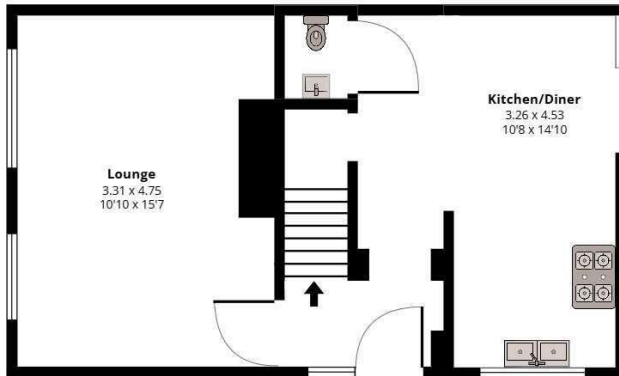




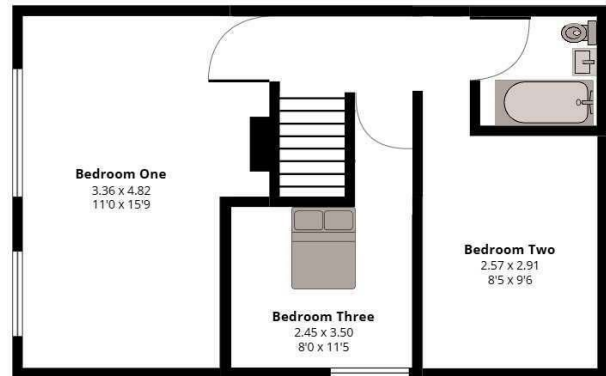


## Fernheath Way, DA2

Approximate Gross Area = 68.84 sq m / 740.97 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 and shapes before making any decisions reliant upon them.



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

EPC Rating: C Council Tax Band: D

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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