



1, Tudor Close, Dartford DA1 3HU
 Guide Price £425,000 - £450,000



Guide Price: £425,000 - £450,000

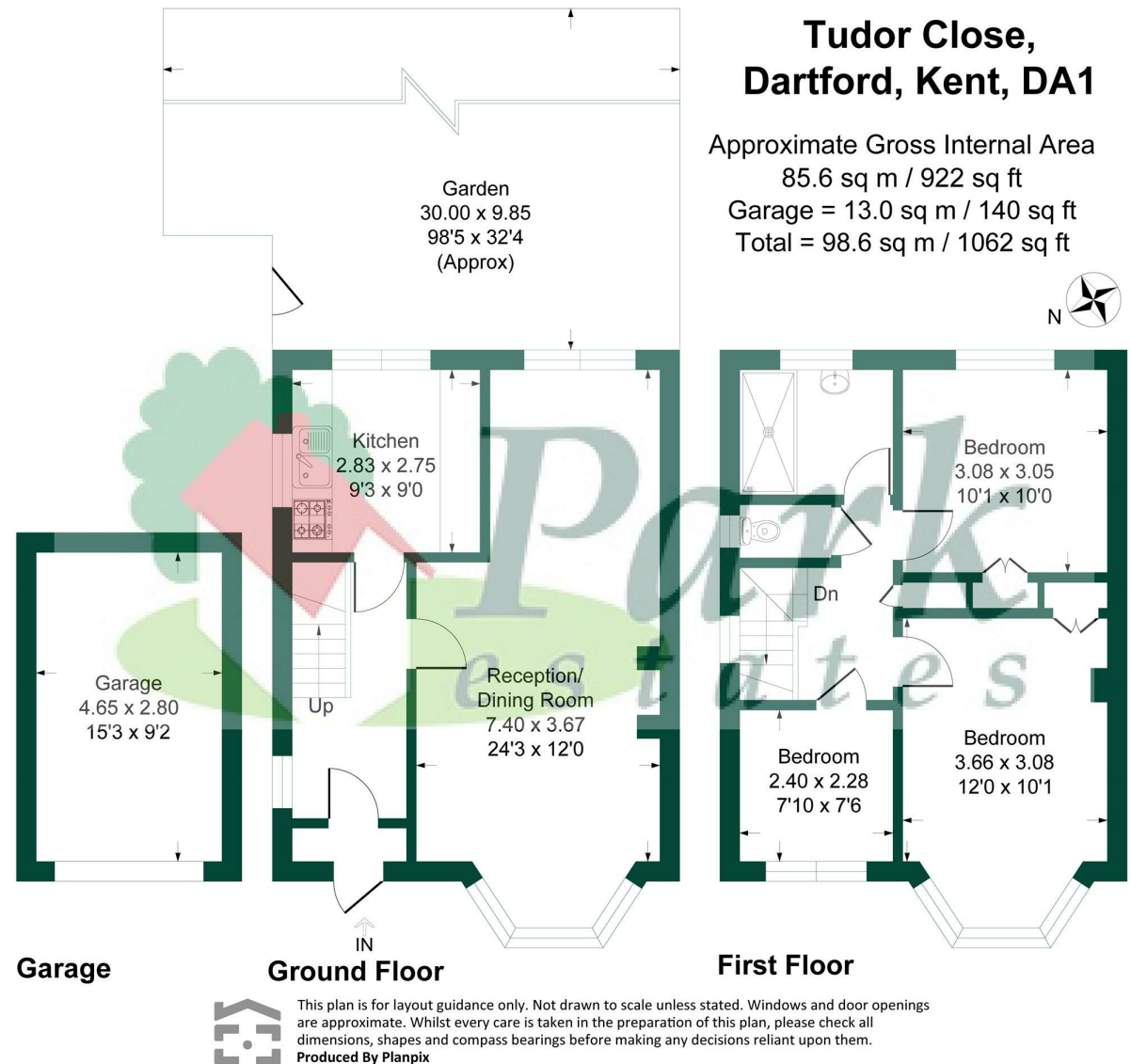
This three bedroom semi detached home occupies a generous corner plot within a quiet and sought after road in West Dartford. In need of modernisation, the property offers exceptional potential for those wishing to create a bespoke family home, with ample scope to extend subject to the relevant planning permissions. Its location is ideal, positioned within walking distance of both Crayford and Dartford Stations, a variety of local shops and restaurants, and highly regarded primary and secondary schools including Dartford Grammar. The ground floor comprises an entrance porch leading into a welcoming hallway, a kitchen, and a well proportioned reception room. Upstairs, the first floor provides three bedrooms, a shower room, and a separate WC. Externally, the property enjoys a front garden with off street parking, a good sized rear garden, and a detached garage, all enhanced by the width and privacy afforded by the corner plot. Additional benefits include no forward chain, double glazing, and gas central heating. This is a rare opportunity to secure a home with outstanding potential in a desirable location, and viewing is highly recommended to fully appreciate the possibilities offered by both the house and the plot.

Local Authority: Dartford

Council Tax Band: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			67
(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	



01322 553322

60-62 High Street, Bexley, Kent DA5 1AH

bexley@parkestates.co.uk
www.parkestates.co.uk

Every care has been taken with the preparation of details, but accuracy is in no way guaranteed. These particulars do not constitute a contract and are issued and accepted on the express understanding that all negotiations will be conducted through Park Estates. The seller does not make or give, nor do we or our employees have any authority to give a representation or warranty in relation to the property. Please contact this office before viewing the property. If there is any point which is of particular importance to you, we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information that we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made by us to the effect that the information provided by us has not been verified.