



Denver Road | West Dartford, Kent, DA1 3JS



Guide Price £500,000 to £525,000  
Freehold

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Our service will *move* you

## Denver Road, West Dartford

Robinson Jackson are delighted to offer for sale this three bedroom family home located in a popular West Dartford road. The property is ideally located for West Dartford's popular schools.

### Property Features

- Council Tax: D
- EPC Rating: E
- Ideally Located For Dartford Grammar Schools And Wentworth Primary School
- 0.9 Miles Walk To Crayford Station (Zone 6)
- South Facing Rear Garden
- Off Street Parking To Front
- Rear Vehicular Access Road
- Potential To Extend Subject To Planning Permission



## Interior

**Entrance Porch:** Hardwood entrance door. Frosted double glazed window to side. Tiled floor.

**Entrance Hall:** Glazed hardwood entrance door. Leaded light glazed window to side. Coved ceiling. Radiator. Two under stairs storage cupboards housing meters.

**Lounge:** 4.75 (15'7")m x 3.94 (12'11")m narrowing to 3.18 (10'5")m Double glazed bay window to front. Coved ceiling. Radiator. Wood effect laminate flooring. Feature fireplace.

**Kitchen Dining Room:** 5.1 (16'9")m x 3.07 (10'1")m widening to 3.18 (10'5")m Double glazed window to side. Doors to conservatory. Spotlights. Stainless steel one and half bowl sink unit. Matching range of wall and base units with complimentary worksurfaces above. Stainless steel cooker hood. Stainless steel four ring gas hob. Stainless steel electric oven. Plumbing for dishwasher and washing machine. Tiled floor. Breakfast bar. Space for fridge freezer. Radiator. Coved ceiling. Picture rail.

**Conservatory:** 3.15m x 2.82m (10'4" x 9'3") Double glazed doors to garden. Double glazed window to rear and side. Wood effect laminate flooring.

**Landing:** Access to loft. Coved ceiling. Frosted leaded double glazed window to side.

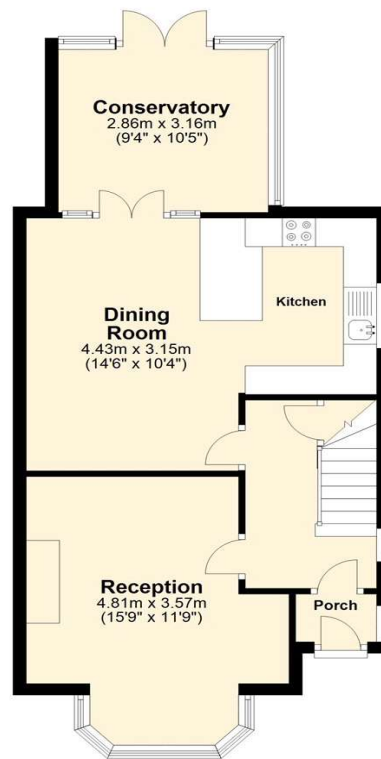
**Bedroom One:** 4.88m x 3.35m (16' x 11') Leaded light double glazed bay window to front. Coved ceiling. Radiator. Dado rail. Carpet.

**Bedroom Two:** 3.33m x 2.18m (10'11" x 7'2") Double glazed window to rear. Two built in wardrobes. Radiator. Carpet.

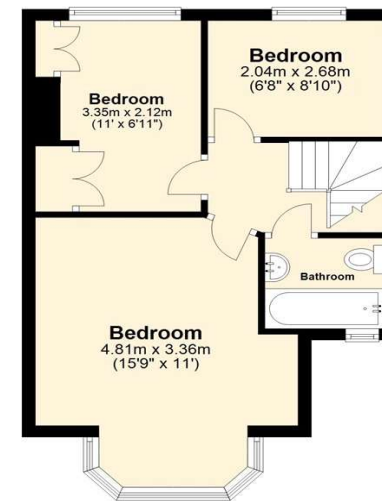
**Bedroom Three:** 2.51 (8'3")m x 2.03 (6'8")m narrowing to 1.52 (5")m Double glazed window to rear. Coved ceiling. Radiator. Wood effect laminate flooring. Built in double wardrobe.

**Bathroom:** Oriel window to front. Frosted double glazed window to side. Coved ceiling. Spotlights. Extractor fan. Tiled walls and floor. Low level WC. Pedestal wash hand basin. Panel bath with separate shower over. Stainless steel heated towel rail.

**Ground Floor**  
Approx. 53.5 sq. metres (576.3 sq. feet)



**First Floor**  
Approx. 37.5 sq. metres (404.0 sq. feet)



Total area: approx. 91.1 sq. metres (980.2 sq. feet)





## Property Location

Denver Road, West Dartford, Kent, DA1 3JS



## Exterior

Front Garden: Block paved providing off street parking. Gated access to rear garden. Paved area.

Rear Garden: Approx 110ft South facing. Side pedestrian access. Patio. Lawn. Shrub borders. Decked area. Rear access. Workshop.

Parking: Off street parking to front. Potential for parking to the rear via rear access road.

## Additional Information

Total Floor Area: 78 sq. metres

The boiler is located in the Kitchen

South facing garden.

Council Tax Dartford Band D

The owner has lived at the property 11 years

The owner is looking to downsize and has found a vacant property.

**FOR MORE INFORMATION  
CONTACT US TODAY.**

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