



Laburnum Avenue | Dartford, Kent, DA1 2QN



Guide Price £450,000 to £475,000

Freehold

ROBINSON-JACKSON
Our service will *move* you

Laburnum Avenue, Dartford

Robinson Jackson are proud to offer this deceptively spacious four bedroom, three reception room and two bathroom family home located ideally for sought after schools and transport links. Benefits inc

Property Features

- Council Tax: C
- EPC Rating: D
- Popular Residential Location
- Catchment for Popular Grammar & Primary Schools
- Three Reception Rooms
- Two Bathrooms
- Low Maintenance Garden
- Ample Parking to the Front.



Interior

Entrance Porch Entrance door. Double glazed window to side. Laminate flooring.

Entrance Hall Double glazed window to front. Spiral staircase leading to the first floor. Radiator. Laminate flooring.

Lounge 5 (16'5")m nr to 3.35 (11')m x 4.24 (13'11")m Double glazed window to front and rear. Feature fireplace. Radiator. Laminate flooring.

Second Reception Room 4.24m x 3.7m (13'11" x 12'2") Double glazed window to front and side. Radiator. Carpet.

Dining Room 4.55m x 2.57m (14'11" x 8'5") Double glazed French doors to rear. Radiator. Laminate flooring.

Kitchen Dining Room 5.64m x 2.87m (18'6" x 9'5") Double glazed window to rear. Range of wall and base units with complementary worksurfaces over incorporating butler style sink. Integrated oven, hob and extractor hood. Aga. Integrated dishwasher. Part tiled walls. Laminate flooring. Part tiled walls. Laminate flooring.

Ground Floor Bathroom 2.82m x 1.47m (9'3" x 4'10") Frosted double glazed window to side. Low level Wc. Wash hand basin. Panelled Bath with shower attachment. Heated towel rail. Tiled walls. Tiled flooring.

Landing Double glazed skylight to front. Carpet.

Bedroom One 4.01m x 3.68m (13'2" x 12'1") Double glazed window to rear and skylight to side. Radiator. Carpet.

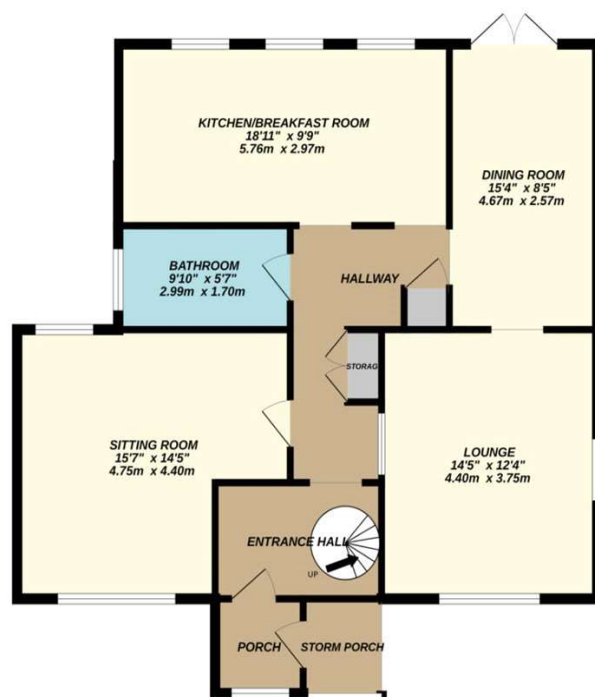
Bedroom Two 4.27m x 3.53m (14' x 11'7") Double glazed window to front and rear. Radiator. Fitted wardrobes. Laminate flooring.

Bedroom Three 3.7 (12'2")m nr to 2.51 (8'3")m x 2.72 (8'11")m Double glazed window to front. Radiator. Carpet.

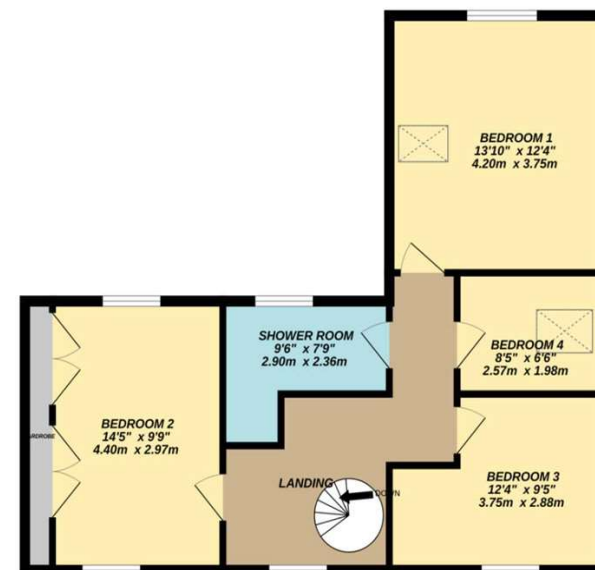
Bedroom Four 2.51m x 1.98m (8'3" x 6'6") Double glazed window to side. Radiator. Carpet.

Shower Room Frosted double glazed window to rear. Low level Wc. Vanity wash hand basin. shower cubicle. Heated towel rail. Cupboard housing the boiler. Tiled walls. Tiled flooring.

GROUND FLOOR
945 sq.ft. (87.8 sq.m.) approx.



1ST FLOOR
667 sq.ft. (62.0 sq.m.) approx.





Additional Information

The boiler is located in the Shower Room

The property measures: 142 Sqm

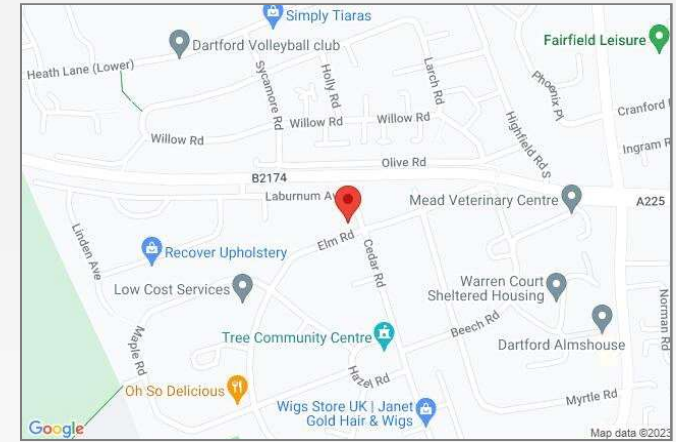
Exterior

Front Garden: Brick laid driveway for upto 3 cars. Lawn. Established fir border.

Rear Garden: Hard Standing. Decking. Summer house. Shed. Side gated access.

Property Location

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FOR MORE INFORMATION
CONTACT US TODAY.

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