



Dartford Road | West Dartford, Kent, DA1 3EW



Guide Price £450,000

Freehold

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## Dartford Road, West Dartford

Ideally located for West Dartford's popular Grammar and Primary Schools and benefitting from an extension to the ground floor Robinson Jackson are delighted to offer for this spacious family home.

### Property Features

- Council Tax: D
- EPC Rating: E
- Garage And Parking To Rear
- Extension To The Ground Floor
- Utility Room
- Three Reception Areas
- Ideally Located In The Heart Of West Dartford
- Viewing Comes Highly Recommended



## Interior

**Entrance Porch:** Double glazed doors to front. Double glazed window to side and rear. Carpet.

**Entrance Hall:** Double glazed entrance door and window unit. Coved ceiling. Dado rail. Radiator with cover. Carpet. Carpeted stairs to first floor. Under-stairs cupboard housing gas and electric meters.

**Lounge:** Double glazed bay window to front. Coved ceiling. Radiator. Wood effect laminate flooring. Feature fireplace. Built in storage cupboards.

**Kitchen Diner:** Double glazed window to side. Coved ceiling. Matching range of wall and base units. Complimentary work-surfaces. One and a half bowl sink unit. Stainless steel cooker hood. Four ring electric hob. Built in Neff double oven. Tiled splash backs. Breakfast bar. Integrated fridge. Radiator. Wood effect floor.

**Sitting Room:** Double glazed bay window to rear. Coved ceiling. Radiator. Carpet.

**Utility Room:** Double glazed door to garden. Coved ceiling. Spotlights. Matching range of wall and base units. Complimentary work-surface. Tiled splash backs. Cupboard housing boiler. Plumbing for washing machine and dishwasher. Vented for tumble drier. One and half bowl sink unit. Space for freezer. Wood effect flooring.

**Landing:** Access to loft via pull down ladder. Coved ceiling. Dado rail. Carpet. Cupboard housing hot water cylinder.

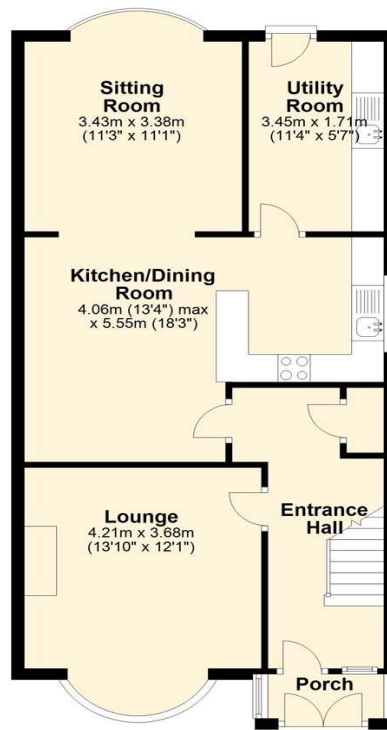
**Bedroom One:** Double glazed window to front. Coved ceiling. Radiator. Carpet. Range of built in wardrobes.

**Bedroom Two:** Double glazed window to rear. Coved ceiling. Radiator. Carpet. Built in wardrobes.

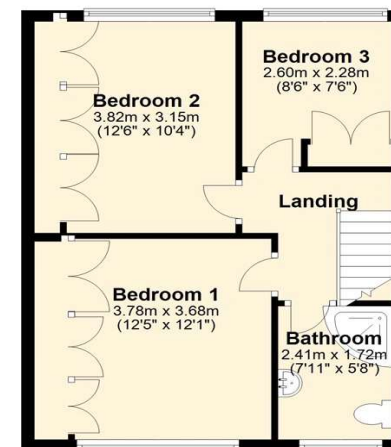
**Bedroom Three:** Double glazed window to rear. Coved ceiling. Radiator. Carpet. Built in wardrobe.

**Shower Room:** Frosted double glazed window to front. Coved ceiling. Spotlights. Extractor fan. Tiled walls. Low level WC. Pedestal wash hand basin. Tiled double shower cubicle with Mira electric shower. Stainless steel heated towel rail. Tiled floor.

**Ground Floor**  
Approx. 67.0 sq. metres (721.7 sq. feet)

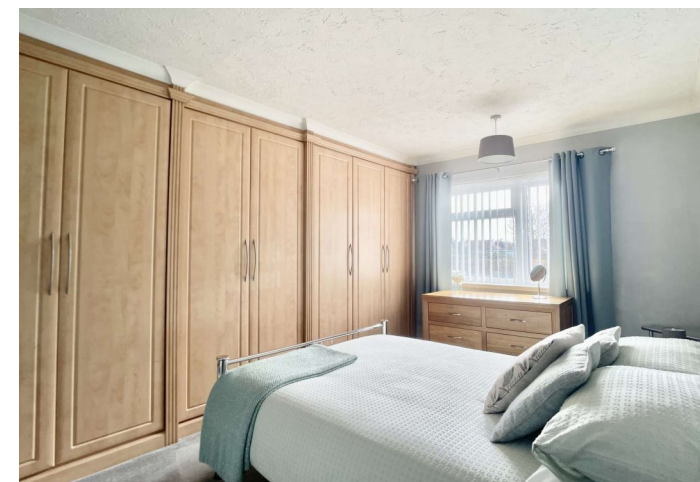
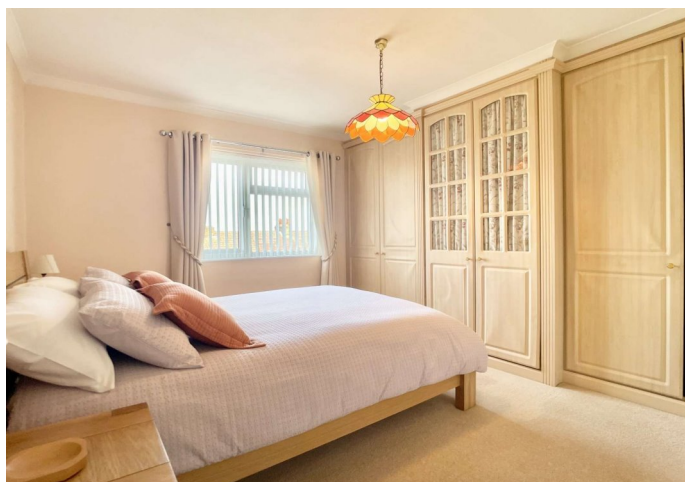


**First Floor**  
Approx. 42.5 sq. metres (457.6 sq. feet)



Total area: approx. 109.6 sq. metres (1179.3 sq. feet)

This Floorplan is for illustrative purposes only  
Plan produced using PlanUp.





## Property Location

Dartford Road, West Dartford, Kent, DA1 3EW



## Exterior

Front Garden: Steps to pavement. Side access Laid to lawn.

Rear Garden: Approx 42ft. Patio area. Laid to lawn. Shed. Garage.

Rear pedestrian access to parking. Side pedestrian access. Shrub boarders.

Garage: To rear. Up n over door. Power and light. Accessed via rear access road from Havelock Road.

Parking: To rear via rear access road from Havelock Road.

## Additional Information

The owners have found a chain free property.

The boiler is located in a cupboard in the utility room.

Council Tax -Dartford Council Band D

The garden faces South.

**FOR MORE INFORMATION  
CONTACT US TODAY.**

01322 281281

Robinson Jackson  
22 Market Street,  
Dartford,  
Kent DA1 1EZ

dartford@robinson-jackson.com

