



Burroughs Drive | Phoenix Quarter, Dartford, DA1 5TX



Guide Price £550,000 - £575,000  
Freehold

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## Burroughs Drive, Phoenix Quarter

The biggest style of house built by Barratts on Phoenix Quarter in 2018. Robinson Jackson are delighted to offer for sale this spacious four bedroom family home on this popular modern development.

### Property Features

- Council Tax: D
- EPC Rating: B
- Five Years Old
- Ideally Located For Dartford Town Centre And Station
- Measuring A Fantastic 156 Square Metres (1653 square feet)
- Allocated Residents Parking Space
- Versatile Spacious Accommodation
- Energy Efficient Home EPC Rating B
- Ideally Located For Dartford's Popular Schools



## Interior

**Kitchen Diner:** Double glazed door and window unit leading to the garden. Feature radiator. Wood effect flooring. Modern fitted kitchen with matching wall and base units. Complimentary work-surfaces incorporating a stainless steel one and half bowl sink unit with filter water tap. Plumbing for washing machine. Built in dish washer. Stainless steel electric oven. Four ring stainless steel gas hob. Cooker hood. Space for fridge freezer. Glass coloured splash back.

**Basement Level Hallway:** Radiator. Wood effect flooring. Carpeted stairs to first floor.

**Entrance Hall:** Double glazed entrance door. Radiator. Wood flooring. Double wardrobe. Cupboard housing the boiler. Carpeted stairs to basement. Carpeted stairs to first floor.

**Bedroom Four / Study:** Double glazed window to front. Radiator. Wood effect flooring.

**Ground Floor WC:** Extractor. Low level WC. Pedestal wash hand basin. Stainless steel heated towel rail. Tiled floor.

**Living Room:** Double glazed doors leading to a Juliette balcony. Feature radiator. Wood flooring.

**First Floor Landing:** Radiator. Carpet. Carpeted stairs to second floor.

**Bedroom Three:** Two full length double glazed windows to front. Radiator. Carpet. Built in double wardrobe.

**Family Bathroom:** Extractor fan. Pedestal wash hand basin. Low level WC. Panel bath with mixer tap. separate shower over. Shower screen. Part tiled walls. Stainless steel heated towel rail. Tiled floor.

**Bedroom Two:** Two full length double glazed windows to rear. Radiator. Carpet. Four double wardrobes.

**Second Floor Landing:** Radiator. Carpet.

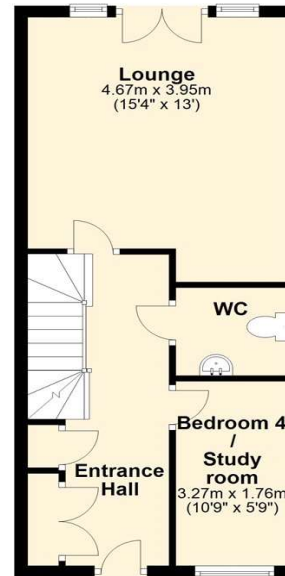
**Second Floor Shower Room:** Two Velux windows to front. Extractor fan. Pedestal wash hand basin. Low level WC. Tiled double shower cubicle. Radiator. Tiled floor. Cupboard housing hot water cylinder.

**Master Bedroom Second Floor:** Double glazed window to rear. Two and half built in wardrobes. Desk. Radiator. Carpet.

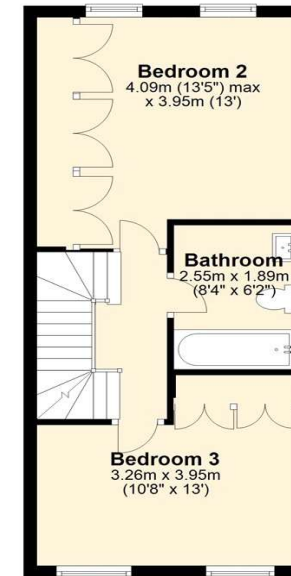
**Ground Floor**  
Approx. 28.0 sq. metres (301.9 sq. feet)



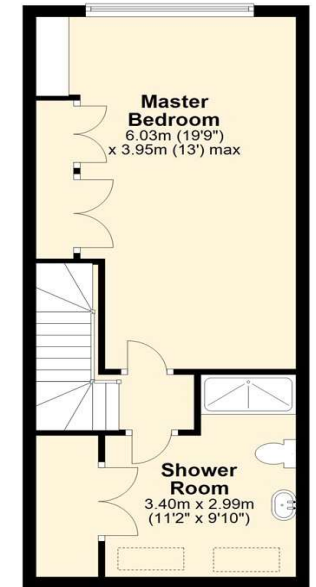
**First Floor**  
Approx. 38.7 sq. metres (416.4 sq. feet)



**Second Floor**  
Approx. 38.2 sq. metres (410.7 sq. feet)



**Third Floor**  
Approx. 39.0 sq. metres (419.6 sq. feet)



Total area: approx. 143.9 sq. metres (1548.7 sq. feet)

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







## Exterior

Rear Garden: Approx 30ft<sup>2</sup> Patio area. Laid to lawn. Raised flower bed.

Outside tap. Rear pedestrian access leading to the car park. The garden is North facing.

Front Garden: Enclosed bin store. Paved hardstanding area.

Parking: Allocated parking space to rear accessed via a rear pedestrian access way.

## Additional Information

The property measures 156 square metres.

The boiler is located in a cupboard in the entrance hall.

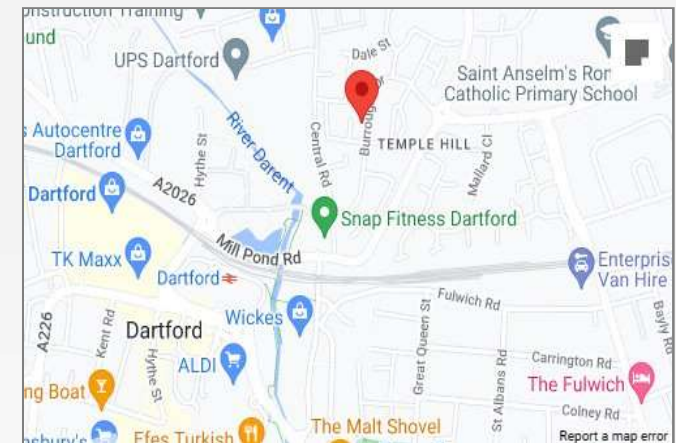
The owners have found a vacant property.

The garden faces North West

Please note a development charge of £200 per annum is paid by the owners for maintenance of the communal areas.

## Property Location

Burroughs Drive, Phoenix Quarter, Dartford, DA1 5TX



**FOR MORE INFORMATION  
CONTACT US TODAY.**

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