

Links View | West Dartford, Kent, DA1 2TR





## Links View, West Dartford

Located in a unique position surrounded by Dartford Golf Course on two sides and located at the end of a private road Robinson Jackson are delighted to market a spacious family home in West Dartford.

## **Property Features**

- Council Tax: E
- EPC Rating: E
- Four Double Bedrooms Plus A Study
- Double Garage Plus An Additional Single Garage
- Ideally Located For Dartford And Wilmington's Poplar Schools
- Parking For Three Cars In Addition To The Garages
- Oil Central Heating System
- Viewing Comes Highly Recommended









#### Interior

Entrance Porch Double glazed. Vinyl flooring.

Entrance Hall Double glazed sliding door. Parquet flooring. Radiator. Coving.

**Ground Floor Shower Room** Tiled flooring. Heated towel rail. Wash hand basin in vanity unit. Low level wc. Shower cubicle. Spotlights. Double glazed frosted window to front. Extractor fan.

Utility Room 2.62m x 1.45m (8'7" x 4'9") Vinyl flooring. Double glazed frosted window to front. Plumbed for washing machine. Spotlights. Base units. Storage cupboard.

**Kitchen** 4.34m x 3.05m (14'3" x 10') Vinyl flooring. Double glazed window to rear. Range of wall and base units. 'Bosch' extractor hood. Electric hob. Electric double oven. Double inset sink, drainer and mixer taps. Spotlights. Breakfast bar and island unit. Integral dishwasher.

Lounge Dining Area 6.99m x 5.97m (22'11" x 19'7") Parquet flooring. Two radiators. Two double glazed windows to side. Two double glazed patio doors to rear. Spotlights.

Inner Lobby Double glazed window to rear and access to integral garage.

**Bedroom 3 (Ground Floor)** 3.84m x 2.34m (12'7" x 7'8") Laminate flooring. Double glazed window to front. Coving. Radiator. Fitted wardrobes.

**Bedroom 4 (Ground Floor)** 2.97m x 2.6m (9'9" x 8'6") Laminate flooring. Double glazed window to side. Radiator. Storage cupboard. Coving.

Study 3.18m x 2.36m (10'5" x 7'9") Laminate flooring. Radiator. Double glazed window to side. Coving.

Landing Laminate flooring. Two eaves cupboards. Double glazed window to rear. Radiator.

**Bedroom 1** 5.33m x 4.8m (17'6" x 15'9") Laminate flooring. Double glazed window to side. Double glazed patio doors to rear leading to balcony. Fitted wardrobes. Radiator.

Balcony Walk out balcony with views to the golf course.

**Bedroom 2** 4.27m x 2.95m (14' x 9'8") Double glazed window to rear. Fitted wardrobes. Laminate flooring. Radiator.

**Bathroom** Vinyl flooring. Tiled walls. Panelled bath. Pedestal wash hand basin. Double glazed window to rear. Bidet. Shower cubicle.

WC Double glazed frosted window to side. Vinyl flooring. Low level wc.

**Double Integral Garage** 7.09m x 4.37m (23'3" x 14'4") Power and light. Up and over door.



GROUND FLOOR

1599 sq ft. (148.5 sq m.) approx.



1ST FLOOR

547 sq.ft. (50.8 sq.m.) approx.







#### Exterior

Garden: Large paved area to one side with mature planting and leading to a lawned area to the other side with mature planting. Summerhouse. Pond. Outside tap. Side access. Lighting. Views overlooking Dartford Golf Club.

Front Garden: Off street parking for three cars. Paved. Lighting. Double Integral Garage: 23' 3" x 14' 4" (7.08m x 4.37m) Power and light. Up and over door.

Single Garage: Up and over door. Power and light.

### **Additional Information**

The property measures 152 Square Metres

The boiler is located in the utility room.

The oil central heating storage is located in the double garage.

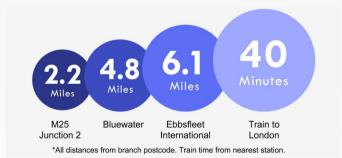
The owners are looking for another property.

The garden faces South.

#### **Property Location**

Links View, West Dartford, Kent, DA1 2TR





# FOR MORE INFORMATION CONTACT US TODAY.

#### 01322 281281

**Robinson Jackson** 

- 22 Market Street,
- Dartford,
- Kent DA1 1EZ
- dartford@robinson-jackson.com

These particulars do not form part of an offer or contract and must not be relied upon as statements or representation of fact. Any areas, measurements, journey times or distances are approximate. The text, images, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and we have not tested any services, equipment or facilities. References to tenure are based on information supplied by the seller. Buyer should verify all information themselves by inspection or otherwise prior to a legal commitment to purchase. Photos and images are subject to copyright.