

Lonsdale Crescent | Fleet Estate, Dartford, DA2 6LG

Freehold



Asking Price £425,000



## Lonsdale Crescent, Fleet Estate

A lovely family home located on the ever popular Fleet Estate just a short distance from Bluewater, Fleetdown School, The M25, A2 motorways and Darent Valley Hospital.

## **Property Features**

- Council Tax: D
- EPC Rating: D
- Private Driveway To Front
- Shared Driveway Leading To A Garage
- Larger Than Average Corner Plot 50ft Rear Garden
- Large Conservatory
- Modern Shower Room
- Viewing Comes Highly Recommended









#### Interior

**Entrance Porch:** Double glazed entrance door and windows to front. Carpet.

**Entrance Hall:** Hardwood entrance door. With frosted window to side. Coved ceiling. Dado rail. Radiator. Carpeted stairs to first floor. Wood effect vinyl floor. Two cupboards under stairs. One housing the boiler the other the gas and electric meters.

Living Room: Double glazed bay window to front. Coved ceiling. Dado rail. Carpet. Feature fireplace with open fire.

**Kitchen Diner:** Double glazed door and window unit to conservatory. Double glazed window to rear. Coved ceiling. Dado rail. Radiator. Tile effect vinyl floor. Matching range of wall and base units with complimentary work surfaces. Stainless steel sink unit. Tiled splash backs. Built in electric double oven. Four ring gas hob. Built in dishwasher, washing machine and fridge.

**Conservatory:** Double glazed doors to garden. Double glazed windows to rear and side. Two radiators. Wood effect laminate flooring.

Landing: Double glazed window to side. Access to loft. Coved ceiling. Cupboard housing hot water cylinder. Carpet.

**Bedroom One:** Two double glazed windows to front. Coved ceiling. Radiator. Carpet. Built in mirrored wardrobe.

**Bedroom Two:** Double glazed window to rear. Radiator. Carpet.

**Bedroom Three:** Double glazed window to front. Coved ceiling. Radiator. Wood effect flooring.

**Shower Room:** Two frosted double glazed windows to rear. Spotlights. Low level WC. Vanity wash hand basin. Corner tiled shower cubicle with shower head and separate hand held shower. Tiled walls. Tile effect vinyl floor. Stainless steel heated towel rail.



Total area: approx. 112.9 sq. metres (1215.1 sq. feet)







#### Exterior

Rear Garden: North facing. Approx 50ft. Side pedestrian access. Patio area. Rear patio area. Laid to lawn. Shrub borders. Wendy house with storage underneath. Access to a brick built shed. Door to garage.

Garage. Up n over door. Power and light. Door to garden. Two windows to side.

Brick built shed: power and light. Door to garden.

Driveway: Block paved providing parking for up to two cars. Shared driveway leading to the garage.

### **Additional Information**

The boiler is located in the understairs cupboard.

The rear garden faces North.

The front door faces South.

The owners are looking for a property.

The owners have lived in the property for 37 years.

Council Tax Dartford Council Band D

The property measures 74 square metres.

#### **Property Location**

Lonsdale Crescent, Fleet Estate, Dartford, DA2 6LG





\*All distances from branch postcode. Train time from nearest station.

# 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.