



Walnut Tree Avenue | Wilmington, Dartford, DA1 1LJ



Asking Price £475,000

Freehold

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Walnut Tree Avenue, Wilmington

If you are looking for a house that offers spacious accommodation then look no further. This five bedroom home benefits from a loft conversion and extension to the ground floor. Viewing recommended.

Property Features

- Council Tax: C
- EPC Rating: To be confirmed
- Double Garage To Rear
- Garden Room With Bar And BBQ Area
- Bathroom, Shower Room And Ground Floor WC
- Off Street Parking To Front
- Ideally Located For Oakfield Primary Academy
- 1 Mile Walk To Dartford Town Centre And Station



Interior

Entrance Hall: Double glazed entrance door and window unit. Wood flooring. Carpeted stairs to first floor. Under stairs storage area.

Lounge: Georgian style double glazed window to front. Feature fireplace with electric fire. Wood effect laminate flooring. Feature radiator.

Kitchen Diner: Double glazed doors to garden. Skylight. Spotlights. Double glazed window to rear. Matching range of wall and base units. Complimentary granite effect work-surfaces. One and a half bowl sink unit. Breakfast bar. Stainless steel cooker hood with stainless steel splash-back. Range cooker to stay. Built in microwave. Built in electric oven. Tiled floor. Dining area.

Utility Room: Double glazed window to rear. Coved ceiling. Radiator. Tiled floor. Plumbing for washing machine. Plumbing for dishwasher. Plumbing for fridge freezer.

Ground Floor WC: Frosted double glazed window to side. Vanity wash hand basin. Low level WC. Tiled walls. Tiled floor. Stainless steel heated towel rail/

Landing: Carpet. Carpeted stairs to second floor. Cupboard.

Bedroom One: Georgian style double glazed window to rear. Coved ceiling. Radiator. Wood effect laminate flooring. Cupboard housing boiler.

Bedroom Two: Georgian style double glazed window to front. Coved ceiling. Radiator. Wood effect laminate flooring.

Bedroom Three: Georgian style double glazed window to rear. Coved ceiling. Radiator. Wood effect laminate flooring. Door to bedroom four.

Bathroom: Frosted double glazed window to rear. Spotlights. Tiled walls. Low level WC. Vanity wash hand basin. P shape bath with shower attachment. Stainless steel heated towel rail. Wood effect flooring.

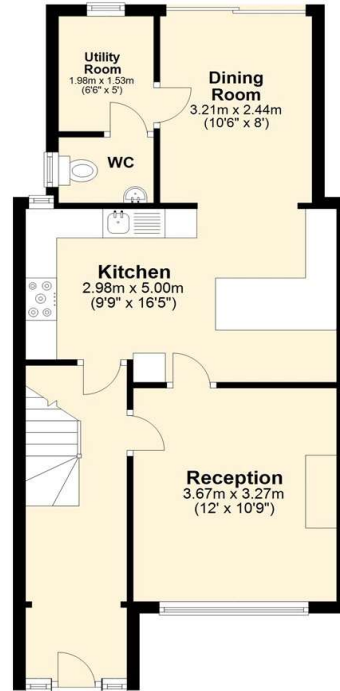
Second Floor Landing: Carpet.

Bedroom Four: Two Double glazed Velux window to front. Eaves storage. Radiator. Wood effect laminate flooring z

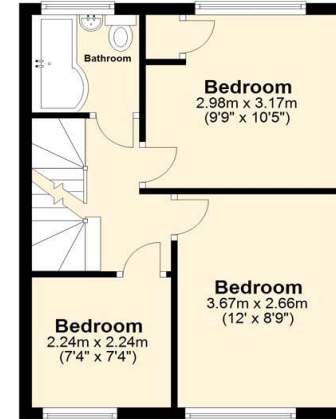
Bedroom Five: Georgian style double glazed window to front. Coved ceiling. Radiator. Wood effect laminate flooring.

Shower Room: Georgian style frosted double glazed window to rear. Spotlights. Extractor fan. Low level WC. Vanity wash hand basin. Small panelled bath with shower attachment. Tiled walls. Heated towel rail. Tiled floor.

Ground Floor
Approx. 49.4 sq. metres (531.5 sq. feet)



First Floor
Approx. 33.8 sq. metres (363.3 sq. feet)



Second Floor
Approx. 23.1 sq. metres (249.1 sq. feet)



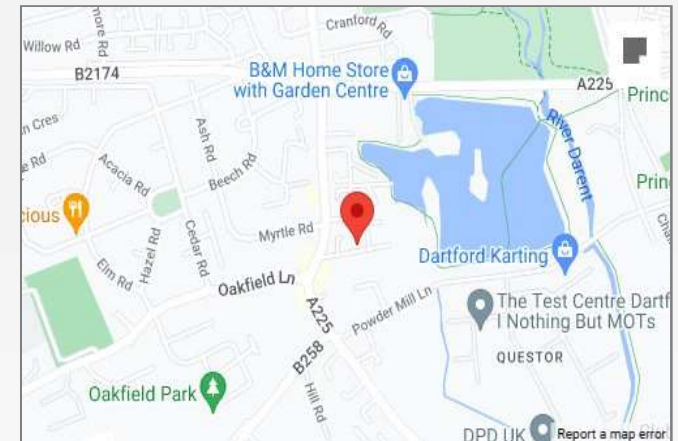
Total area: approx. 106.3 sq. metres (1143.9 sq. feet)





Property Location

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Exterior

Rear Garden: Approx 60ft to the garage. North facing. Raised tiled patio area with covering. Leading to a lawn and shingle boarder. Outside power point. Rear entertainment area with BBQ and bar area. Outside office / garden room. Access to large garage. Rear vehicle access.

Double Garage To Rear. Power and light.

Front Garden: Concrete printed driveway providing off street parking. Access to gas meter.

Additional Information

The current owners have lived in the property for 28 years.

The property was built in 1956.

Dartford Council Tax Band C

The boiler is located in bedroom one.

The garden faces North

The owners are buying another property

**FOR MORE INFORMATION
CONTACT US TODAY.**

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