



Darenth Mill Lane | Darenth Mill, Dartford, DA2 7BF



Guide Price £425k to £450k

Freehold

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**Darenth Mill Lane,** Darenth Mill  
Located on a much sought after riverside development Robinson Jackson are delighted to bring to the market for sale this impressive two double bedroom two bathroom home measuring 123 square metres.

## Property Features

- Council Tax: D
- EPC Rating: B
- Located on a stunning Riverside Development.
- Underfloor heating throughout the ground floor.
- Two double bedrooms both with en-suites.
- Ground Floor WC And Utility Room.
- Ideally located for popular countryside and river walks.
- Low maintenance well maintained South facing garden.
- Allocated residents parking space with ample visitors parking.
- Large fully boarded loft space utilised for storage, accessed via a loft ladder. Potential for development into a third bedroom / habitable space (stpp).



## Interior

**Lounge** 4.5m x 4.32m (14'9" x 14'2") Frosted double glazed door to front. Double glazed sash window to front. Ceiling spotlights. Door to under stairs cupboard. "Amtico" flooring with under floor heating.

Ground Floor WC Ceiling spotlights. Extractor fan. Low level WC. Wash hand basin with inset vanity unit. Tiled under floor heating.

**Kitchen Breakfast Room** 4.5m x 4.06m (14'9" x 13'4") Double glazed frosted door and double glazed window to rear. Integrated fridge/freezer, wine cooler and dishwasher. Matching range of wall and base units with complimentary work surfaces over and incorporating sink unit. Integrated oven and hob. "Amtico" flooring.

**Utility Room** 1.73m x 1.22m (5'8" x 4') Ceiling spotlights. Range of wall and base units with complimentary work surfaces over. Integrated washer dryer. "Amtico" flooring.

**Landing** Access to loft. The loft is large and fully boarded, accessed via a loft ladder with potential for development into a third bedroom / habitable space (stpp). Carpet. Stairs to ground floor.

**Bedroom 1** 4.5m x 4.06m (14'9" x 13'4") Double glazed window to rear. Coved ceiling. Radiator. Carpet.

**En-Suite Bathroom** 2m x 1.93m (6'7" x 6'4") Ceiling spotlights. Extractor fan. Tiled walls. Low level WC. Wash hand basin with inset vanity unit. Panelled bath with shower attachment. Heated towel rail. Tiled flooring.

**Bedroom 2** 4.47m x 2.97m (14'8" x 9'9") Two double glazed sash windows to front. Coved ceiling. Radiator. Carpet.

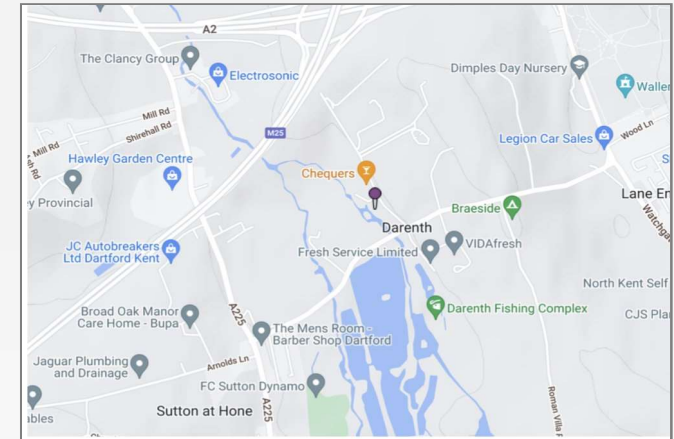
**En-suite Shower Room** Ceiling spotlights. Extractor fan. Tiled walls. Shower cubicle. Low level WC. Wash hand basin with inset vanity unit.





## Property Location

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## Exterior

Front Garden: Cupboards housing gas and electric meters. Shrubs. Outside light. Pathway leading to the river and access to residents carpark.

Rear Garden: South facing. Approx 25ft. Landscaped rear garden. patio. Separate wooden decked patio area. Shingle. Outside tap. Two electric sockets.

Parking: One allocated residents parking space.

Bin store is also located in the residents carpark.

## Additional Information

Council Tax - Dartford Band D

The property measures 123 square metres.

There is an estate charge of £790 per annum.

The garden faces South.

The boiler is a combi boiler located in the kitchen.

The owner is looking for another property.

The property benefits from mains gas, electric, water and drainage.

The owner has lived in the property 6 years. The property was built in 2015.

**FOR MORE INFORMATION  
CONTACT US TODAY.**

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