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Independent Estate Agents



Location...Location...Location!
Lawrence Hill Road, Dartford

Offers in the Excess of £280,000
FREEHOLD

Wisdom Estates are proud to welcome to the market this well-presented and spacious 2 Bedroom Victorian Family-Home. Located in one of the most prominent locations of West Dartford, and being under a Mile to all local amenities including; West Hill Primary School (0.2 Miles), Dartford Grammar Schools (0.6 Miles), Dartford Town Centre (0.7 Miles), and Dartford Train Station (0.9 Miles). This property further benefits from open-plan living, a private rear garden, and a fully-equipped outbuilding which could be utilised in any number of ways. EPC Rating 61 D

FEATURES INCLUDE:

- | | |
|--|--|
| <input checked="" type="checkbox"/> 2 Bedroom Victorian Home | <input checked="" type="checkbox"/> 0.7 Miles to Dartford Town Centre |
| <input checked="" type="checkbox"/> 0.2 Miles to West Hill Primary School | <input checked="" type="checkbox"/> 0.9 Miles to Dartford Train Station |
| <input checked="" type="checkbox"/> 0.6 Miles to Dartford Grammar Schools | <input checked="" type="checkbox"/> Garden & Home-Office |

REF: 10977

01322 272 144
www.Wisdom-Estates.co.uk

The accommodation comprises:

PORCH The Porch area provides a welcoming entrance and is the ideal space in which to hang your coats and store your shoes.

LOUNGE / DINER 21' 1" x 11' 0" (6.43m x 3.35m) The impressively proportioned Lounge / Diner hosts a range of benefits and features and certainly provides the space and comfort of modern living. Boasting a large double-glazed window to front, two wall-mounted radiators, an original feature fireplace, stairs to the first-floor landing, as well as easy to maintain wood-laminate flooring.

KITCHEN 11' 4" x 10' 3" (3.45m x 3.12m) The Kitchen is well equipped to meet your daily needs, and is flooded with bountiful natural light throughout due to the double-glazed patio doors to rear. Further comprising of an array of matching wall and base units (with worktops over), a sink and drainer unit, an integrated electric oven and 4 ring gas hob, alongside the boiler cupboard which also boasts plumbing for utilities. Part-tiled walls and easy to clean flooring allows for effortless upkeep.

FIRST FLOOR LANDING The First Floor Landing comprises a fitted carpet, alongside loft-hatch access to the part-boarded and insulated loft space.

MASTER BEDROOM 11' 0" x 10' 2" (3.35m x 3.1m) The Master Bedroom is a well-proportioned double and encompasses a large double-glazed window to front, a wall-mounted radiator, an original feature fireplace, and a sumptuous fitted carpet.

BEDROOM TWO 7' 6" x 7' 1" (2.29m x 2.16m) Bedroom Two carries on the theme light and comfort found throughout this property and benefits from a double-glazed window to rear, a wall-mounted radiator, and a fitted carpet.

FAMILY BATHROOM 10' 5" x 6' 8" (3.18m x 2.03m) The surprisingly spacious Family Bathroom is an impressive feature of this property, and boasts a traditional Victorian style three-piece suite incorporating; a low-level W/C, a hand-wash, and a bath. Further comprising a double-glazed window to rear, a heated-towel rail, an original feature fireplace, as well as solid-wood flooring, and part-tiled walls.

GARDEN The peaceful Garden is a real feature of this property and is sure to provide hours of family fun and cherished memories. A patio area welcomes you out from the Kitchen, whilst the majority of the garden is laid to lawn and bordered by a variety of shrubs and bushes.

HOME OFFICE / 'MAN CAVE' To the rear of the garden is the impressive Home-Office. Having been fitted with a range of units, a pull-down bed, as well as power and light, internet connectivity, and a phone-line, further benefits include a double-glazed window to front, wood-laminate flooring, alongside a sky-light.

Important Note

We have not tested any services or appliances at this property. We strongly recommend that all the information which we provide is verified by yourself on inspection, and by your Surveyor and Conveyancer.

Measurements

Please note that all measurements are approximate.

Viewing

Wisdom Estates – Dartford – 01322 272 144
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