

Your Wisest Move

# WISDOM ESTATES

Independent Estate Agents



**Once in a Lifetime...**  
**Devonshire Avenue, Dartford**

**Offers in Region of £525,000**  
**FREEHOLD**

Wisdom Estates are proud to welcome to the market, for the first time since being built, this beautifully designed and well-presented Detached Canadian-Style Bungalow. Being deceptively spacious, this property boasts large living accommodation throughout, a private rear garden, conservatory, carport, off street parking, as well as close proximity to all nearby amenities including; the Dartford Grammar Schools and Crayford Train Station. EPC Rating TBC

**FEATURES INCLUDE:**

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> <b>Detached Canadian-Style Bungalow</b>      | <input checked="" type="checkbox"/> <b>Chain Free!</b>                   |
| <input checked="" type="checkbox"/> <b>1 Mile to Crayford Station</b>            | <input checked="" type="checkbox"/> <b>Carport &amp; Conservatory</b>    |
| <input checked="" type="checkbox"/> <b>0.4 Miles to Dartford Grammar Schools</b> | <input checked="" type="checkbox"/> <b>Potential to Make It Your Own</b> |

REF: 10622

**01322 272 144**  
**[www.Wisdom-Estates.co.uk](http://www.Wisdom-Estates.co.uk)**

**ENTRANCE HALL** 7' 4" x 6' 7" (2.24m x 2.01m) Stepping into this unique property via the double-glazed feature front door (with accompanying double-glazed side windows), you are sure to be impressed by the space and potential which is on offer throughout. Finished off with a wall-mounted radiator, and a fitted carpet.

**CLOAKROOM** This handy Cloakroom boasts a double-glazed window to side, a low-level W/C, a hand-wash basin, a wall-mounted radiator, a fitted carpet, and a large storage cupboard.

**LOUNGE / DINER** 22' 5" x 17' 1" (6.83m x 5.21m) The Lounge / Diner is at the heart of this family-home and is sure to be a family-favourite. Offering an abundance of space to really make it your own, the Lounge / Diner comprises of; a large double-glazed window to rear, a double-glazed window to side, double-glazed sliding patio doors (which give access to the garden), as well as 3 wall-mounted radiators, a fitted carpet, and a gas feature fireplace and surround.

**KITCHEN** 11' 0" x 9' 2" (3.35m x 2.79m) The Kitchen offers a practical use of space via it's intelligent and efficient design. Benefitting from a double-glazed window and door to side, a range of matching wall and base units (with work-tops over), a sink and drainer unit, space for a cooker, as well as plumbing for a washing machine / dish-washer.

**RECEPTION ROOM** 10' 8" x 9' 6" (3.25m x 2.9m) Benefiting from a double-glazed window to side, a wall-mounted radiator, and a fitted carpet, this additional reception room offers versatility to be used as a secondary dining room, a spare bedroom, or a home office.

**CONSERVATORY** 16' 3" x 15' 1" (4.95m x 4.6m) Boasting a range of double-glazed windows to 3 sides, as well as double-glazed patio doors to both the rear and side, this bright and airy Conservatory offers the perfect space in which to sit back, relax and unwind. Finished off with a wall-mounted radiator, easy to upkeep fully-tiled flooring, and a double-glazed door to front, which gives access to the lean-to and driveway.

**HALLWAY** The Hallway comprises of a fitted carpet, and an airing cupboard which houses the recently installed 'Worcester' combi-boiler.

**MASTER BEDROOM** 12' 4" x 11' 1" (3.76m x 3.38m) The Master Bedroom is of generous proportions, and encompasses a large double-glazed window to front, a wall-mounted radiator, built-in wardrobes, and a fitted carpet.

**BEDROOM TWO** 12' 3" x 10' 9" (3.73m x 3.28m) Bedroom Two carries on the theme of space and comfort found throughout this property, and boasts a large double-glazed window to front, a wall-mounted radiator, a fitted carpet, and built-in wardrobes.

**BEDROOM THREE** 9' 3" x 7' 6" (2.82m x 2.29m) Bedroom three comprises a double-glazed window to side, a wall-mounted radiator, a fitted carpet, and built-in wardrobes.

**FAMILY BATHROOM** 7' 6" x 5' 0" (2.29m x 1.52m) The Family Bathroom encompasses a three piece suite to include; a low-level W/C, a hand-wash basin, and a bath with wall-mounted shower and glass bi-fold screen. Further benefiting from a wall-mounted radiator, a double-glazed window to side, alongside tile-effect flooring and part-tiled walls which allow for effortless upkeep.

**GARDEN** The Garden offers a tranquil and private space for the whole family to enjoy. Having been mostly laid to lawn and bordered by a variety of mature shrubs and bushes, further benefits include a delightful patio area (ideal for outdoor dining and BBQ's), as well as gated side access to the front driveway.

**FRONT GARDEN / CARPORT / DRIVEWAY** Ample off street parking is provided via the driveway and carport, whilst an abundance of kerb appeal is provided by the well-kept front garden, and beautiful exterior-design of this Canadian Style Bungalow.





# **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. Please note that all measurements are approximate.