

Your Wisest Move

WISDOM ESTATES

Independent Estate Agents



Room to Grow...

Hawthorn Road, Dartford

Guide Price £310,000 - £320,000

FREEHOLD

Chain Free! Eagerly anticipated and welcomed to the market is this 3 Bedroom Semi-Detached Family Home. Boasting spacious living accommodation throughout, ample off street parking, as well as a private front, side, and rear garden, this property is the ideal opportunity for those looking to grow as a family and add further value to their home (STPP). Ideally situated for all nearby amenities including; Oakfield Primary (0.2 Miles), Dartford Town Centre (1 Mile), Dartford Train Station (1.1 Miles) and a variety of local parks and open spaces. EPC Rating TBC

FEATURES INCLUDE:

- | | |
|---|---|
| <input checked="" type="checkbox"/> 3 Bedroom Family-Home | <input checked="" type="checkbox"/> Ample Off Street Parking |
| <input checked="" type="checkbox"/> Chain-Free! | <input checked="" type="checkbox"/> Close to Local Schools |
| <input checked="" type="checkbox"/> Potential to Extend (STPP) | <input checked="" type="checkbox"/> Nearby Local Amenities |

REF: 10665

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

The accommodation comprises:

ENTRANCE HALL Stepping through the double-glazed feature front door and into this charming and well-maintained property, you are sure to be impressed by the space and comfort which is on offer throughout. Further comprising of newly fitted carpet, and stairs to the first floor landing.

KITCHEN 9' 6" x 9' 2" (2.9m x 2.79m) The sizable Kitchen features a range of matching wall and base units (with work tops over), an gas oven (with 4-ring gas hob), plumbing for a dishwasher, washing-machine, and a sink and drainer unit (with mixer tap). Further boasting an additional 'pantry area', which offers extra storage space and also currently housing the fridge/freezer, as well as double-glazed windows to both the front and side which helps to create a vibrant and well-lit environment. A wall-mounted radiator, and easy to maintain wood-laminate flooring and part-tiled walls, add the finishing touches.

LIVING ROOM 16' 2" x 11' 1" (4.93m x 3.38m) The surprisingly spacious Living Room benefits from; a large double-glazed window to front, allowing for an abundance of natural light throughout, a fitted carpet, a decorative feature fireplace (with brick surround and tiled hearth), and a wall-mounted radiator. Finished off with an under-stair storage cupboard, and an 'open-plan' arch, which naturally leads you into the adjoining Dining Room.

DINING ROOM 13' 6" x 7' 5" (4.11m x 2.26m) The separate yet inter-connected Dining Room offers the ideal space in which to sit down as a family and enjoy some quality time together. Offering ample space for a dining table and chairs, and benefiting from a fitted carpet, a wall-mounted radiator, and a large double-glazed window to rear and double-glazed patio doors, both of which both views and access out to the delightful Rear Garden.

DOWNSTAIRS BATHROOM 6' 1" x 5' 9" (1.85m x 1.75m) The Downstairs Bathroom offers a three-piece suite comprising of; a bath (with shower attachment), a low-level W/C, and a hand-wash basin. Further comprising of a large frosted double-glazed window to rear, a wall-mounted radiator, and wood-laminate flooring laid throughout.

FIRST FLOOR LANDING The First Floor Landing comprises of a fitted carpet and a double-glazed window to rear.

MASTER BEDROOM 16' 1" x 9' 5" (4.9m x 2.87m) The naturally well-lit Master Bedroom is of enviable proportions, and features 'dual aspect' double-glazed windows to both the front and rear, as well as a fitted carpet, a wall-mounted radiator, and both a built-in storage unit and above-stair storage cupboard.

BEDROOM TWO 11' 0" x 7' 9" (3.35m x 2.36m) The Second Bedroom carries on the theme of space found throughout this property and benefits from a large double-glazed window to front, a wall-mounted radiator, and a fitted carpet.

BEDROOM THREE 8' 0" x 7' 9" (2.44m x 2.36m) Bedroom Three encompasses a double-glazed window to rear, a wall-mounted radiator, and a fitted carpet. Please Note: Loft-hatch access is also provided via Bedroom Three

REAR GARDEN The lovingly maintained and picturesque Rear Garden is sure to be a favourite of the entire family, and is perfectly equipped to enjoy the outdoors all-year round. With a well-kept large lawned area accompanied by both plum and cherry tree's, a concrete 'Car-Port' parking space, and a patio area leading naturally out from the property, all of which is bordered by a variety of flowerbeds, mature shrubs, and delightful potted plants.

FRONT GARDEN The surprisingly large Front Garden is a hidden feature of this property, and offers an abundance of space to really make it your own. Having been mostly laid to lawn, and bordered by a brick-wall and accompanying privacy bushes, further benefits include; a bin-storage area, off street parking, and gated access to the rear garden (additional parking if required).

DRIVEWAY & PARKING This property boasts ample off-street-parking, which could even be further utilised and extended if required. Currently boasting a driveway to side, which leads to gated side access into the Rear Garden, and onto the secure Car-Port.

ADDITIONAL FEATURES Asides from being set back from the road and located in a quiet residential area, this property boasts the possibility to be substantially further extended (like numerous neighboring properties - STPP), a variety of nearby local schools (including the locally renowned Oakfield Primary School - 0.2 Miles), and further benefits from a park, as well as a variety of other local amenities, all within easy walking distance.



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.