

Your Wisest Move

WISDOM ESTATES

Independent Estate Agents



A House to Call a Home...
Tudor Close, Dartford

Offers in the Region of £425,000
FREEHOLD

Wisdom Estates are proud to welcome to the market this well-presented, and lovingly maintained 4 Bedroom Family-Home. Located on a quiet residential cul-de-sac, and situated within under a mile to all nearby amenities including: The Renowned Dartford Grammar Schools, Crayford Train Station, as well as a variety of local shops. This property is perfect for the growing family, and early viewing comes highly recommended. EPC Rating 52 E

FEATURES INCLUDE:

- | | |
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| <input checked="" type="checkbox"/> 4 Bedroom Semi-Detached | <input checked="" type="checkbox"/> Spacious Living Accommodation |
| <input checked="" type="checkbox"/> 0.8 Miles to Dartford Grammar Schools | <input checked="" type="checkbox"/> East Access to A2 / M25 |
| <input checked="" type="checkbox"/> 0.9 Miles to Crayford Station | <input checked="" type="checkbox"/> EPC Rating 52 E |

REF: 10212

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The accommodation comprises:

ENTRANCE HALL As you enter through the double-glazed feature front door, you are certain to gain a sense of the spacious living accommodation which is on offer throughout. Further benefiting from a double-glazed window to side, a wall-mounted radiator (with decorative cover), stairs to the first floor landing (with under-stair storage), and a durable wood-laminate flooring laid.

FAMILY ROOM 17' 5" x 12' 1" (5.31m x 3.68m) The Family-Room is welcoming area in which to sit back, relax and unwind. The large double-glazed bay window to front ensures bountiful natural light throughout, whilst a wall-mounted radiator, and a gas-feature fireplace provide the warmth and comfort.

KITCHEN / DINER 18' 8" x 18' 7" (5.69m x 5.66m) The impressively proportioned 'L' shaped Kitchen / Diner measures 18'8 x 18'7 at its maximum points, and so for ease of reference we have divided the areas below.

KITCHEN AREA The intelligently designed and well-presented Kitchen area is the hub of this home and is sure to accommodate for your daily needs. With an array of matching wall and base units, a breakfast bar seating area, a feature 'Butler' sink and taps, a double-glazed window to side, space for a large gas cooker (with overhead extractor in place), alongside plumbing for a variety of utilities. Part-tiled walls and fully-tiled flooring allow for effortless upkeep throughout.

DINING AREA The Dining Area is the perfect accompaniment to this property, and is the ideal space in which to gather as a family and enjoy an evening meal together. Benefiting from a double-glazed window and door to rear and a wall-mounted radiator.

DOWNSTAIRS CLOAKROOM / UTILITY ROOM 7' 5" x 6' 3" (2.26m x 1.91m) This deceptively spacious Downstairs Cloakroom / Utility Room encompasses a double glazed window to side, a hand-wash basin, a low-level W/C, a range of matching wall and base units, alongside plumbing for a variety of utilities.

FIRST FLOOR LANDING The First Floor Landing comprises a double-glazed window to side, a fitted carpet, stairs to the top-floor, alongside 2 large storage cupboards.

MASTER BEDROOM 14' 5" x 10' 2" (4.39m x 3.1m) The tastefully decorated Master Bedroom is both welcoming and spacious, and boasts a charming double-glazed bay window to front, a wall-mounted radiator, a fitted carpet, as well as built-in wardrobes.

BEDROOM TWO 10' 3" x 10' 3" (3.12m x 3.12m) Bedroom Two carries on the theme of space and comfort found throughout this property, and benefits from a double-glazed window to rear, a wall-mounted radiator, and a fitted carpet.

BEDROOM THREE 7' 7" x 7' 7" (2.31m x 2.31m) The Third Bedroom boasts a double-glazed window to front, a wall-mounted radiator, and wood-laminate flooring.

The accommodation comprises:

FAMILY BATHROOM 7' 6" x 6' 6" (2.29m x 1.98m) Fitted with a deluxe three-piece suite comprising of; a hand wash basin, a low level W/C, and a fitted bath (with wall-mounted shower attachment and glass screen), this Family Bathroom is sure to tick all the boxes. Further boasting a double-glazed window to rear, a heated-towel rail, as well as easy to upkeep part-tiled walls, and fully-tiled flooring.

TOP FLOOR LANDING The Top Floor provides access to Bedroom Four and benefits from a double-glazed window to side, and a fitted carpet.

BEDROOM FOUR 11' 5" x 8' 5" (3.48m x 2.57m) Bedroom Four is located on the top floor and benefits from a double-glazed 'Velux' window to rear, a wall-mounted radiator, wood-laminate flooring, and ample eaves storage.

FRONT GARDEN A block-paved shared driveway provides access to the rear garden and garage, whilst a front garden offers the potential to be utilised for additional parking.

GARDEN The Garden is a real highlight to this property and is certain to provide joyous outdoor memories for the family. Once you exit out from the Dining Area a set of steps take you up to the main-garden, where you are first greeted by the decked area which is ideal for outside dining and BBQ's. The garden further expands on into a large lawned area, adorned with a variety of mature shrubs and bushes.

GARAGE The Garage which is accessible via the shared driveway provides an abundance of additional storage space.

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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