

Your Wisest Move

# WISDOM ESTATES

Independent Estate Agents



**A House to Call a Home...**  
**West View Road, Dartford**

**Guide Price £300,000 - £325,000**  
**FREEHOLD**

Unpack your bags and move straight in! Wisdom Estates are delighted to offer For Sale this charming and lovingly maintained Three Bedroom Mid-Terrace Family Home. Situated on a quiet residential street, and located just 0.3 Miles from Dartford Train Station, this property is in a prime location for Dartford Town Centre and would be ideal for commuters and families alike! With spacious living accommodation throughout and having been recently renovated to a high standard, as well as externally insulated, this property is sure to be top of your viewings list! Enquire Today to avoid disappointment. EPC Rating 76 C.

**FEATURES INCLUDE:**

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> <b>3 Bedroom Family Home</b>               | <input checked="" type="checkbox"/> <b>Chain Free!</b>         |
| <input checked="" type="checkbox"/> <b>0.3 Miles to Dartford Train Station</b> | <input checked="" type="checkbox"/> <b>Recently Renovated</b>  |
| <input checked="" type="checkbox"/> <b>Off Street Parking</b>                  | <input checked="" type="checkbox"/> <b>Private Rear Garden</b> |

REF: 10544

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

## **The accommodation comprises:**

**ENTRANCE HALL** Stepping into this delightful Family Home you are sure to be impressed by the high-quality finish found throughout. Boasting durable wood-laminate flooring laid throughout, this Entrance Hall is finished off with a wall-mounted radiator (with decorative cover), stairs to the first floor landing, and two separate under-stair storage cupboards.

**FRONT ROOM** 12' 4" x 9' 8" (3.76m x 2.95m) This large Family-Room is a real highlight of this property, and showcases what is on offer throughout. With a large double-glazed window to front, this space is further enhanced by the wood-laminate flooring laid throughout, a wall-mounted radiator, as well as the ample space in which to enjoy some quality family time together!

**LOUNGE / DINER** 21' 8" x 10' 1" (6.6m x 3.07m) The impressively proportioned Lounge / Diner offers a separate, yet interlinked space, and boasts a delightful double-glazed patio doors to rear (with accompanying side-panels) allowing for an abundance of natural light throughout. Further benefiting from; durable and easy to upkeep wood-laminate flooring, 3 separate wall-mounted radiators, as well as large seating and dining areas.

**KITCHEN** 18' 5" x 4' 10" (5.61m x 1.47m) The surprisingly large Kitchen is of a sleek and modern design, and is naturally well-lit thanks to the double-glazed patio-door to rear (which leads out into the Garden). Fitted with a range of matching wall and base units (with work-tops over), space for an electric cooker (with fitted overhead extractor fan), a sink and drainer unit (with mixer-taps), plumbing for both a washing machine and dishwasher, an integrated fridge-freezer, as well as a wall-mounted 'Vaillant' combi-boiler. Effortless upkeep is provided by the fully-tiled flooring and part-tiled walls.

**FIRST FLOOR LANDING** The First Floor Landing comprises of wood-laminate flooring laid throughout, as well as loft hatch access into the part-boarded and fully insulated loft.

**MASTER BEDROOM** 12' 1" x 9' 5" (3.68m x 2.87m) The Master Bedroom exudes both style and comfort, and features a large double-glazed window to front, a fitted carpet, and a wall-mounted radiator.

**BEDROOM TWO** 10' 6" x 9' 8" (3.2m x 2.95m) The Second Bedroom is again of generous proportions and benefits from a large double-glazed window to front, a wall-mounted radiator, wood-laminate flooring laid throughout, and a spacious fitted storage cupboard.

**BEDROOM THREE** 7' 8" x 5' 6" (2.34m x 1.68m) The Third Bedroom features a double-glazed window to front, and is finished off with a wall-mounted radiator and a fitted carpet.

**FAMILY BATHROOM** 7' 1" x 4' 9" (2.16m x 1.45m) The Family Bathroom boasts a modern three-piece suite incorporating a low-level W/C and hand-wash fitted into a stylish vanity-unit, and a 'P-shaped' bath (with wall-mounted shower attachment). Finished off with luxurious under-floor heated fully-tiled flooring, stylish fully-tiled walls, and a double-glazed window to rear.

**DRIVEWAY** The block-paved Driveway offers amply Off Street Parking for 2 Cars, alongside bin storage space.

**GARDEN** The Garden is the perfect accompaniment to this property, and is sure to be a favourite of the whole family! The raised decked area leads you naturally out from both the Lounge and Kitchen, and provides the ideal space in which to enjoy your breakfast or outdoor dining during the summer months. A well-maintained lawned area then separates the Garden from a further raised decked area to rear, which is naturally suited for evenings drinks and relaxation. Finished off with a large garden shed to rear.

### **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.



