



 3

Bedrooms

 1

Bathroom



Guide Price....£320,000....

No Forward Chain

McConnells are pleased to offer to the market this 3 bedroom semi detached house which is in need of improvement. The property is located within close proximity of Dartford mainline train with journey times to London Bridge in around 40 minutes. Leigh Academy is just a short walk and is ideally located as a catchment area for the very popular Grammar schools.

Full Description:

Porch:

UPVC sliding door, Quarry tiled floor

Entrance Hall:

Half glazed timber door, fitted carpet, Baxi gas wall mounted heater, under stairs cupboard housing gas & electrics meters and consumer unit

Lounge: 13.3ft x 11.3ft (4.065m x 3.430m)

Double glazed bay window, Gas coal effect fire with surround and hearth, Parquet wood flooring

Dining Room: 11.1ft x 10.5ft (3.370m x 3.190m)

Double glazed window to rear, gas fire with surround, Parquet wood flooring

Kitchen: 7.9ft x 6.7ft (2.420m x 2.030m)

Double glazed window to side, wall and base units. stainless steel sink and drainer, under stairs pantry cupboard, gas cooker, wall mounted gas heater

Lean to/conservatory: 15.2ft x 4.9ft (4.630m x 1.500m)

UPVC double glazing with French doors leading to rear garden

Bedroom 1: 13.3ft x 11.5ft (4.040m x 3.490m)

Double glazed bay window to front, fitted carpet

Bedroom 2: 11.5ft x 10.10ft (3.490m x 3.080m)

Double glazed window to rear, fitted carpet

Bedroom 3: 8.1ft x 7.1ft (2.470m x 2.160m)

Double glazed window to rear, fitted cupboard housing hot water cylinder and water pump, fitted carpet

Shower Room:

Double glazed window to front, fully tiled walls, shower cubicle with shower controls, low level wc, wash hand basin, electric heated towel rail

Rear Garden: 54ft (16.500m) approx

Front Garden:

Double gates, side access leading to rear garden, lawn and mature shrubs

McConnells

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Brent Lane, Dartford, Kent DA1 1QX

