



## TILL AVENUE, DARTFORD, DA4 0BH

Asking Price £725,000

3 Bedrooms | 1 Bathrooms | For Sale

### Property Features

- Three Bedroom Period House
- Attractive period features
- Modern fitted kitchen
- Beautifully-presented throughout
- Dating from the late 1800s
- Central village location
- Modern bathroom suite
- Pretty front garden with painted picket fence.

Chain Free South View is a charming weather-board detached property, circa 1885 Farmhouse, situated overlooking village green. This wonderful family home with large rooms approximately 2,315 sq. ft arranged over three floors. Private drive to off road parking.

#### GROUND FLOOR.

The beautifully light double aspect sitting room has bay sash window to the side, sash window to the front and an original Victorian cast iron fireplace and alcove cupboards.

The kitchen and open plan dining room is a real feature of the property, the double aspect dining room has sash windows to the front and side and a polished wood floor and access to the downstairs toilet.

The fitted kitchen has a comprehensive range of wall units with task lighting, drawer and base units with natural wood worktops running above. An artfully designed unit incorporates an induction hob with double oven below and a ceiling cooker hood above. The integrated appliances include, dish washer, full height fridge freezer and washing machine. In the kitchen, there is a sash window overlooking the garden and bi-fold doors leading out onto a decked patio area.

#### FIRST FLOOR

The double aspect master bedroom has a sash window to the front and bay sash windows to the side and an original cast iron fireplace.

There are two further double bedrooms with substantial loft space ideal for home office or play room. The family bathroom is appointed with a free-standing bath, close coupled WC and wash hand basin in a vanity and free standing shower cubicle.

#### TOP FLOOR.

A spacious attic room with double aspect windows to the front and rear and eaves pod storage cupboards.


#### EXTERNAL.

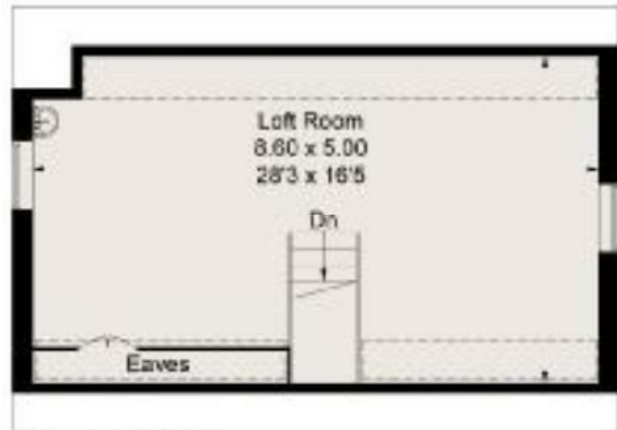
Enclosing white picket fence to the front and sides. Mature shrubbery. Attractive timber clad elevations under a pitched roof. Pitched roof porch.

The garden to the rear is fully fenced with a raised deck accessed from the kitchen. Established shrubbery and lawn.

Off road parking with access via a private road.



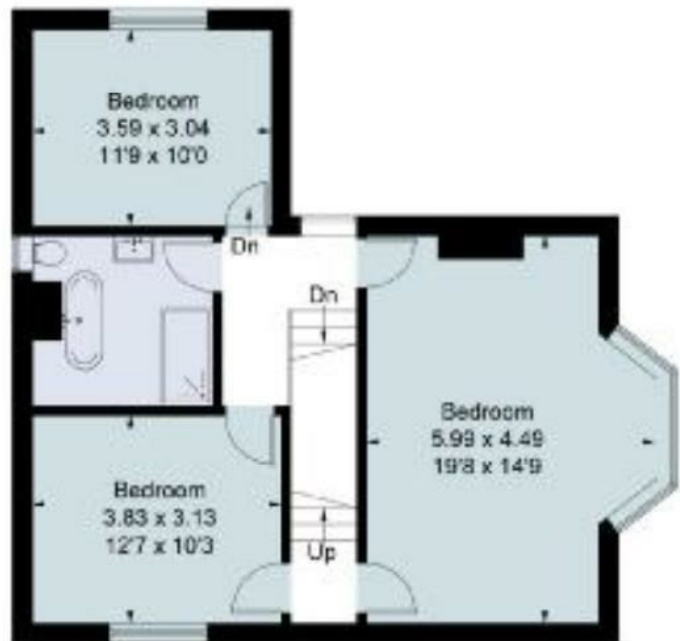
 = Reduced head height below 1.9m



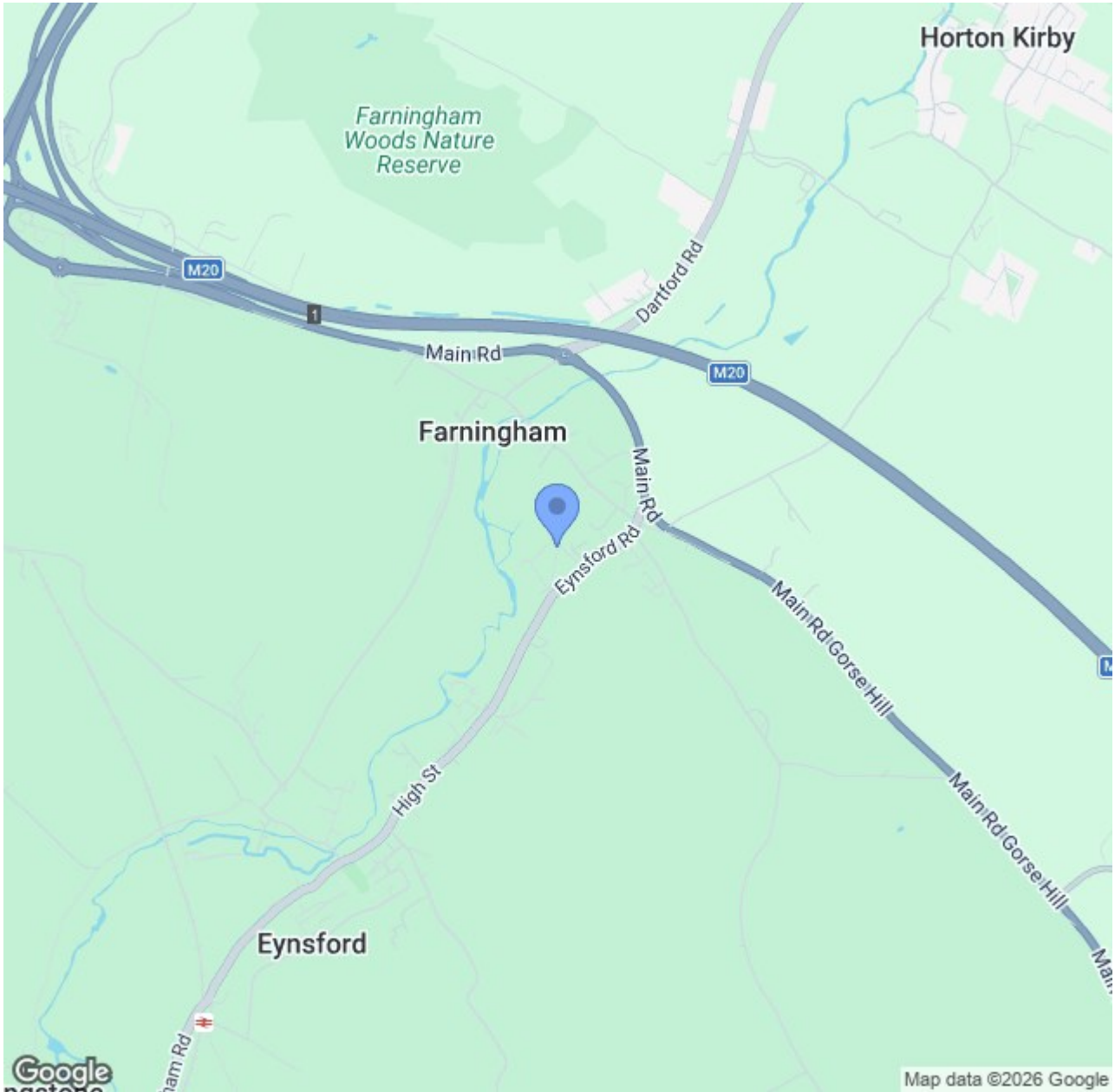
Second Floor



Ground Floor



First Floor



## CONTACT US ABOUT THIS PROPERTY

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	