



Manor Gate Lane, Dartford, DA2 7EW  
Guide price £1,000,000 Freehold

 7  3  3  B

A rare opportunity to purchase this beautifully presented, seven bedroom detached family home located in a sought after gated development conveniently situated for Wilmington and Dartford Grammar Schools.

The property has been re-designed to provide maximum space across all three floors. The ground floor accommodation comprises of the impressive 29'1 x 10'8 kitchen/diner, a 17'2 x 12'1 living room, the study, a cloakroom and utility room that provides access to the converted garage which is home to the 18'9 x 8'9 games room and 18'3 x 8'4 gym.

On the first floor there is the 22'5 x 18'2 master bedroom with en-suite shower room, another double bedroom with en-suite shower room, the family bathroom plus two further double bedrooms and the seventh bedroom that is currently being used as a dressing room. Two further double bedrooms are located on the second floor, one of them is currently used as a cinema and gaming room. To the rear is a private walled and fenced garden with artificial grass and shrub and tree lined borders. There is a private driveway to the front and an area of lawn that could provide further parking.

Please note there is a monthly estate service charge of £66. Details to be verified by the vendors solicitors.

**Entrance Hall**

**Ground Floor Cloakroom**

**Living Room**

17'2 x 12'1 (5.23m x 3.68m)

**Study**

9'6 x 7' (2.90m x 2.13m)

**Kitchen/Diner**

29'1 x 10'8 (8.86m x 3.25m)

**Utility Room**

6'1 x 6' (1.85m x 1.83m)

**First Floor Landing**

**Master Bedroom**

22'5 x 18'2 (6.83m x 5.54m )

**En-Suite to Master**

7'9 x 6'1 (2.36m x 1.85m)

**Bedroom Two**

13'1 x 10'5 to wardrobes (3.99m x 3.18m to wardrobes)

**En-Suite Shower Room**

**Bedroom Five**

13'1 x 12'4 (3.99m x 3.76m)

**Bedroom Six**

12'10 x 10'5 (3.91m x 3.18m)

**Bedroom Seven**

8'2 x 7'8 (2.49m x 2.34m)

**Bathroom**

10' x 5'6 (3.05m x 1.68m)

**Second Floor Landing**

**Bedroom Three**

16'9 x 12'2 (5.11m x 3.71m)

**Bedroom Four**

16'9 x 9'7 (5.11m x 2.92m)

**Ground Floor Gym (former garage)**

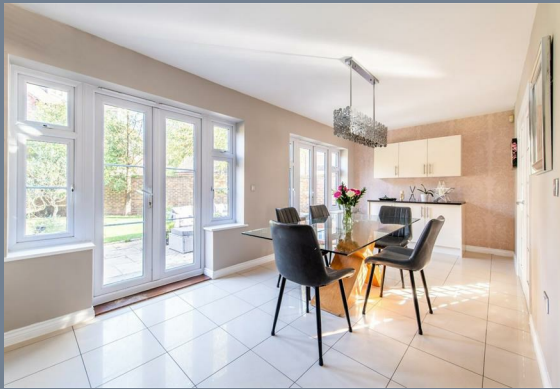
18'3 x 8'4 (5.56m x 2.54m)

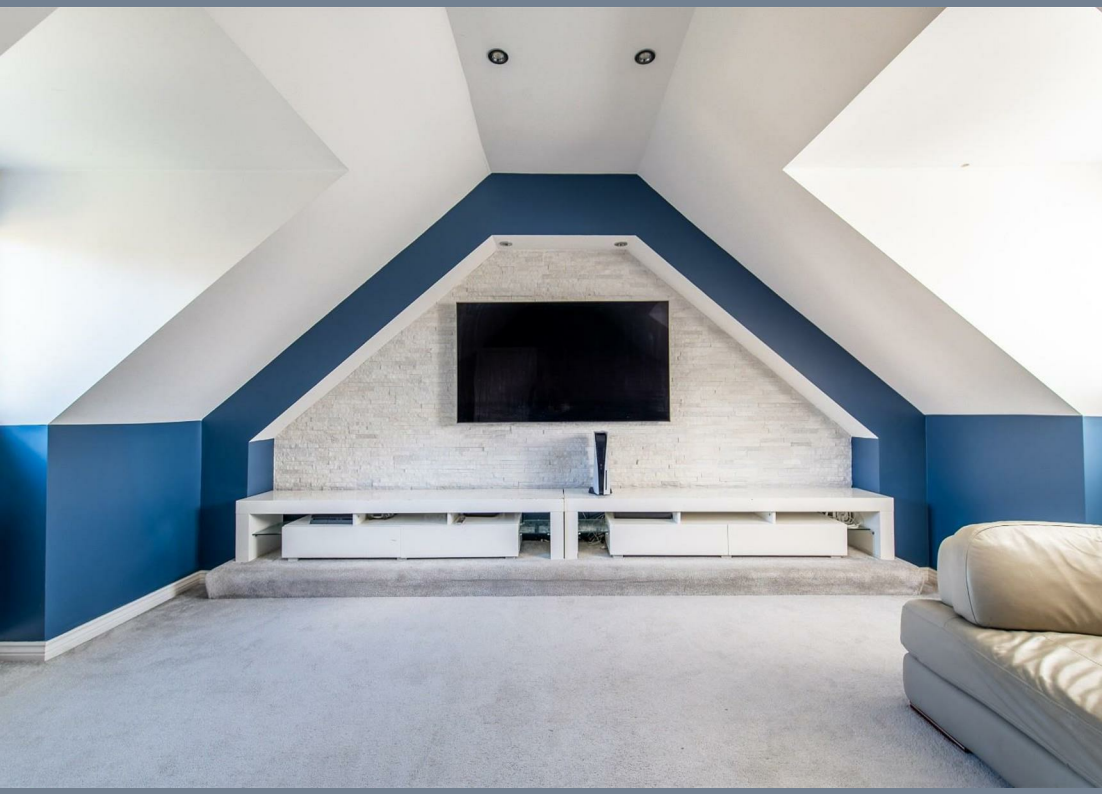
**Ground Floor Games Room (former garage)**

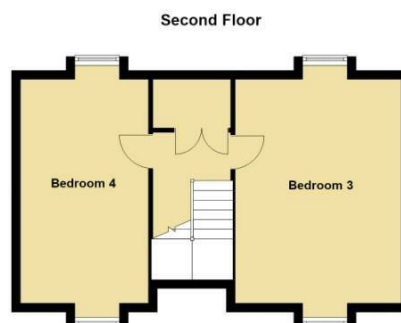
18'9 x 8'9 (5.72m x 2.67m)

**Rear Garden**

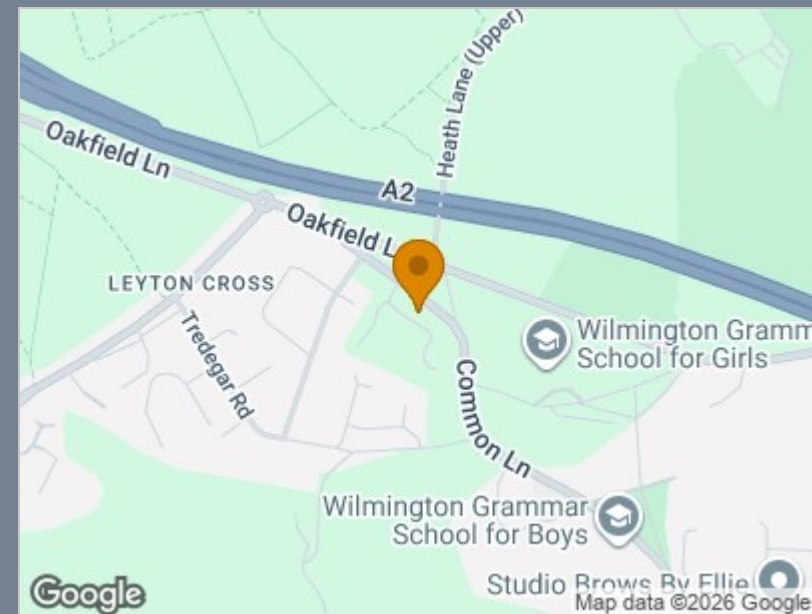
**Driveway to Front**







Total area: approx. 237.1 sq. metres (2551.6 sq. feet)



| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            | 82                         | 82        |
| (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<br>2002/91/EC |           |

## Viewing

Please contact The Homes Group Office on 01322 875000 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.