THE HOMES GROUP

Winifred Road, Dartford, DA1 3BL

Guide price £450,000 - £475,000 Freehold

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Guide Price £450,000 - £475,000. The Homes Group are delighted to present this three bedroom end of terrace house in a quiet road in West Dartford which boasts a double storey extension to the rear and a loft conversion providing an office/study room.

The property is conveniently located for West Hill Primary School (0.4 miles), both Dartford Grammar Schools (0.9 miles) and Crayford train station (0.8 miles) not to mention the local bus services and both Dartford & Crayford Town Centres and supermarkets.

The ground floor accommodation consists of an entrance hall, a 24'7 x 10'7 living room which has double doors leading to the L-shaped kitchen/diner. There are double glazed sliding doors providing access to the 32' rear garden which has a lawn and patio area plus a brick built shed and garden shed.

On the first floor there is an extended bathroom measuring 16' x 6', two double bedrooms with fitted wardrobes and a third bedroom. The owners have also had the loft converted to provide a 14' x 11'5 (restricted headroom) study/office space which is accessed via a staircase from first floor landing.

There is a garden to the front of the property which could be used for a parking space for a car subject to relevant planning consent.

Entrance Hall
13'6 x 5'5 (4.11m x 1.65m)

Living Room
24'7 x 10'7 (7.49m x 3.23m)

Kitchen/Diner
19'7 narrowing to 7'10 x 17' (5.97m narrowing to 2.39m x 5.18m)

Landing

Bedroom One
16'7 x 8'8 (5.05m x 2.64m)

Bedroom Two
11'10 x 10'5 (3.61m x 3.18m)

Bedroom Three
9'1 x 6' (2.77m x 1.83m)

Bathroom
16' x 6' (4.88m x 1.83m)

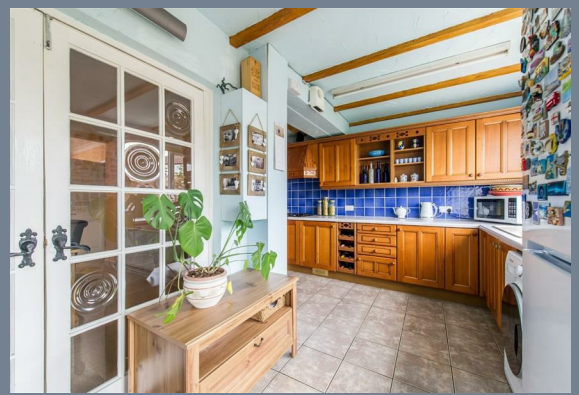
Loft Room/Study
14' x 11'5 at widest points (4.27m x 3.48m at widest points)

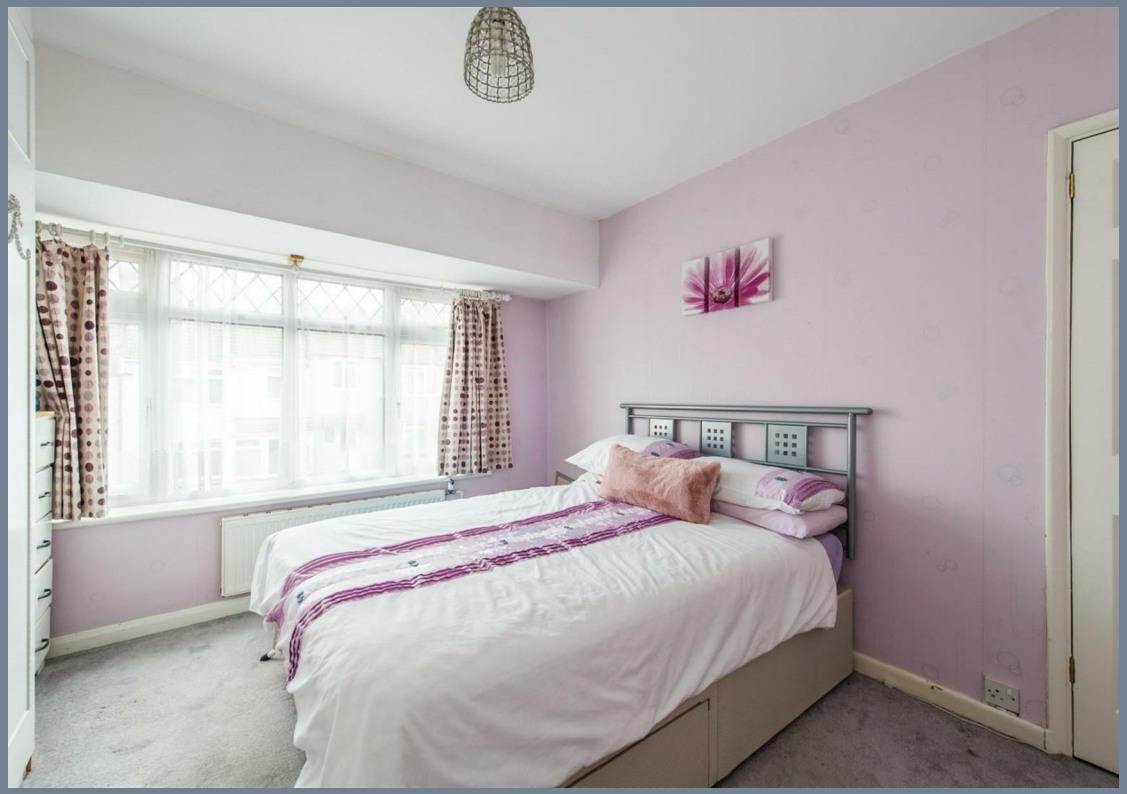
Rear Garden
32' (9.75m)

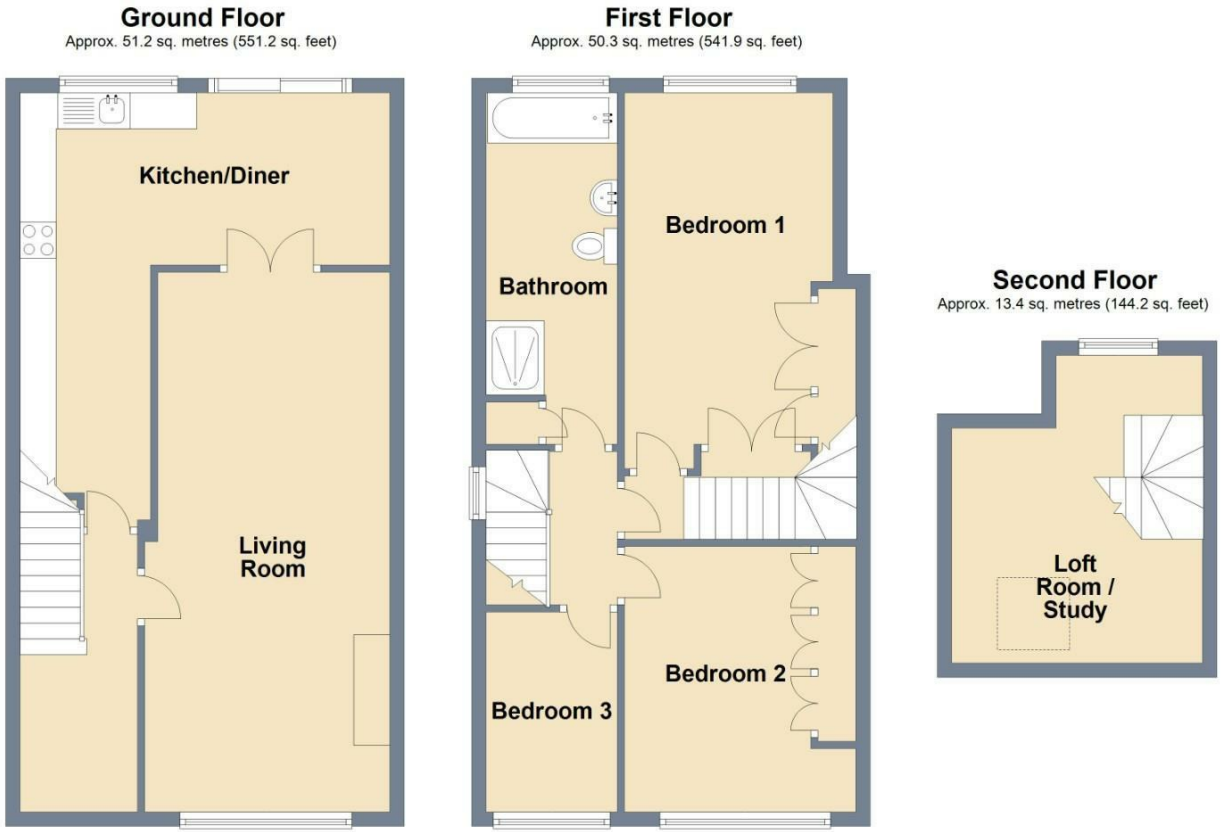
Front Garden

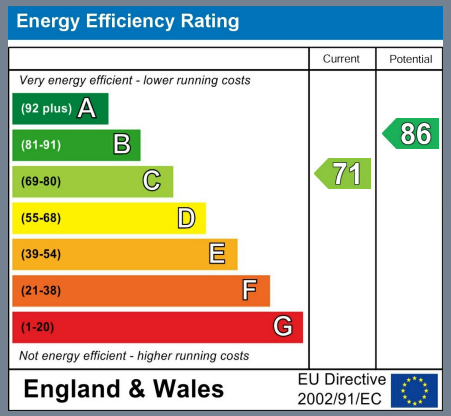
Tenure - Freehold

Council Tax - Band C









Viewing

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

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