



Windsor Drive, Dartford, DA1 3HW  
Guide price £600,000 - £650,000 Freehold

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Guide Price £600,000 - £650,000. This deceptively large, detached three bedroom bungalow has been redesigned by the current owners to create the space for the family to live and work from home comfortably plus there is potential to expand the property further (subject to planning consents). Located in a sought after road in West Dartford, the bungalow is within close proximity of local shops, primary schools and Grammar Schools plus is situated less than a mile walk of Crayford station.

The property has three levels however there are only 7 steps from the entrance hall to each level.

The accommodation on the ground floor comprises of an enclosed porch leading into the entrance hall which has a number of storage cupboards and access to a store room, the kitchen / diner to the front, bedrooms two and three plus a shower room.

On the upper ground floor is the office, the main bedroom with walk in wardrobe and en-suite shower room and access to the large storage loft. On the lower ground floor is the living room, conservatory, utility room, play room and access to the garage and study.

The rear garden has a large lawn area and two more storage areas plus a year gated yard area which has a workshop, shed, greenhouse and kennels. To the front this is a block paved garden which has a driveway for at least one vehicle and gates leading to the garage where you can park another car in front of the garage.

#### Enclosed Porch

#### Entrance Hall

#### Kitchen/Diner

15'1" x 10'5" (4.60m x 3.18m)

#### Living Room

15' x 12' (4.57m x 3.66m)

#### Conservatory

13'2" x 12'2" (4.01m x 3.71m)

#### Utility Room

9'10" x 5'6" (3.00m x 1.68m)

#### Office

6'6" x 5'5" (1.98m x 1.65m)

#### Study

9'1" x 7' (2.77m x 2.13m)

#### Play Room

8'2" x 7'5" (2.49m x 2.26m)

#### Store Room

6'1" x 3' (1.85m x 0.91m)

#### Lower Hallway

#### Bedroom One

13'10" x 10'7" (4.22m x 3.23m)

#### En-Suite

#### Bedroom Two

11'6" x 10' (3.51m x 3.05m)

#### Bedroom Three

11'6" x 10' (3.51m x 3.05m)

#### Shower Room

#### Rear Garden

56' x 22' (17.07m x 6.71m)

#### Rear Yard Area

#### Workshop

13'3" x 7'8" (4.04m x 2.34m)

#### Garage

28' x 12'7" (8.53m x 3.84m)

#### Driveway

#### Tenure - Freehold

#### Council Tax - Band D





**Lower Ground Floor**  
Approx. 59.2 sq. metres (637.6 sq. feet)



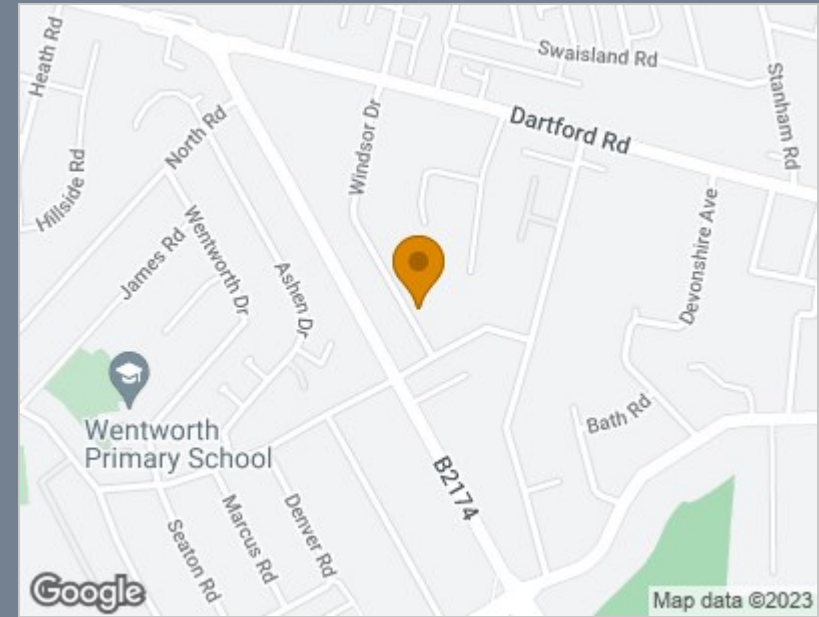
**Ground Floor**  
Approx. 63.9 sq. metres (688.2 sq. feet)



**Upper Ground Floor**  
Approx. 26.7 sq. metres (287.6 sq. feet)



Total area: approx. 149.9 sq. metres (1613.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>65</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	

## 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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