Sealeys Walker Jarvis Est. 1851

18, Burroughs Drive,
Dartford, DA1 5TX

Guide £450,000 - £470,000

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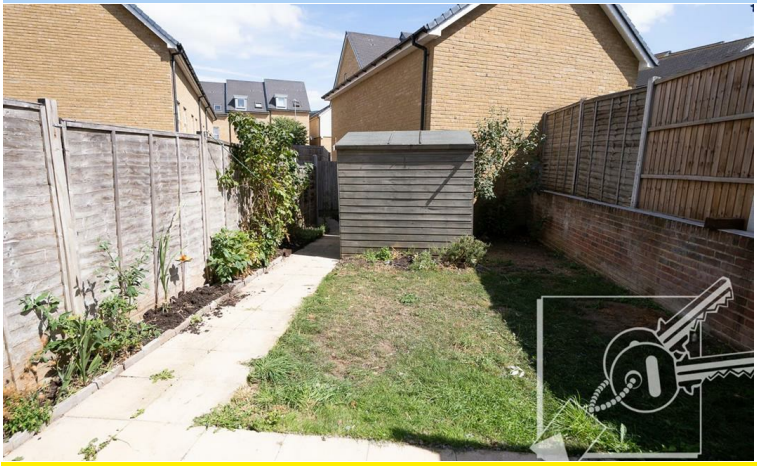
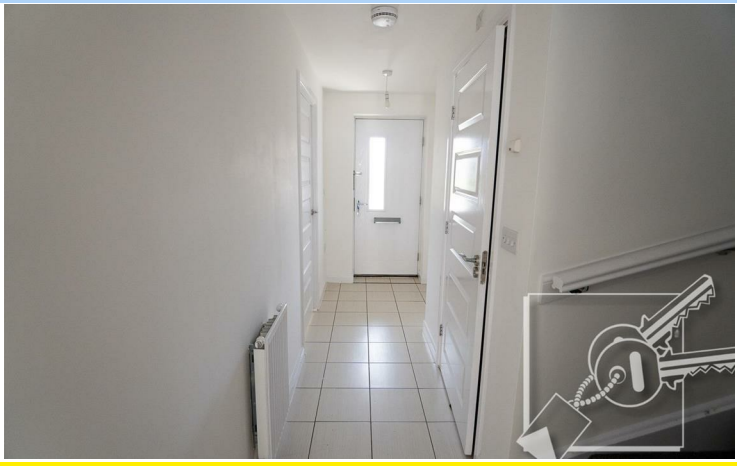
- SOLD BY SEALEYS WALKER JARVIS
- En-Suite Shower Room to Master Bedroom
- Allocated Parking, Open Plan Kitchen/Diner
- Family Bathroom + GF Cloakroom, Study





18 Burroughs Drive, Dartford, , DA1 5TX

DESCRIPTION:

£450,000-£470,000 Guide Price: If you aspire to modern living, and are looking for a new family home, then take a look at this three bedroom end of terrace town house arranged over three floors. Offered for sale with vacant possession , meaning no onward chain complications you will be impressed with the size of accommodation on offer here. Recently redecorated throughout, including new carpets, the property is ready for you to park your furniture and live life.

On the ground floor, you will enter the hall, which leads through to a bright and spacious fitted kitchen/diner which is an ideal space for entertaining the family and friends, , a study and ground floor cloakroom. Upstairs on the first floor you will find the lounge and master bedroom boasting an en-sute shower room and on the second floor (top), there are another two further double bedrooms and the family bathroom.

The house benefits from Gas Central Heating, double glazing, there is a rear garden with a shed and there is an allocated parking space.

LOCATION:
Burroughs Drive, Dartford is situated on a modern development of similar type properties built in 2015. Offering easy access to local shops, Dartford Town Centre and Bluewater shopping complex. It is in the catchment area for a choice of primary, secondary and grammar schools, making it an ideal location for families. Offering excellent transport links, either by train, bus, or car, including easy access to the M25, this is also an ideal location for those that commute to work.

FRONTAGE:
Open plan frontage, bin storage area, Gas & electric meters. Front door leading into property.

HALL:
Tiled floor, radiator, built in cupboard housing "Ideal" boiler and electrical consumer unit.

CLOAKROOM:
White suite comprising, low level w.c. and pedestal hand basin, tiled floor, radiator.

STUDY:
Double glazed window to front, tiled floor radiator.

KITCHEN/DINER:
A welcoming bright and spacious open plan living space and an ideal family area for entertaining, with tiled flooring throughout. The generous size dining area has double glazed french doors leading out to the rear garden, and two radiators. The kitchen area is fitted with cream gloss wall and base cupboards, including a room dividing unit with breakfast bar area, matching rolled edge work surfaces, stainless steel sink and drainer with mixer tap. inset gas hob with extractor hood above and built in Electrolux oven above, Integrated fridge/freezer.

STAIRS/LANDING TO FIRST FLOOR:
Turning staircase with carpet, handrail, radiator.

LOUNGE:
Two double glazed windows to front, carpet, radiator.

BEDROOM 1:
Two double glazed windows to rear, carpet, radiator, built in wardrobe. Door leading to:

EN-SUITE:
White suite comprising shower cubicle, pedestal wash basin, low level w.c. Tiled floor, shaver point, fitted wall mirror and medicine cabinet .

STAIRS/LANDING TO 2ND FLOOR:
Turning staircase with carpet leading to top floor.

BEDROOM 2:
A double room with two double glazed windows to front, carpet, radiator, built in cupboard housing hot water cylinder.

BEDROOM 3:
Another double room with with two double glazed windows to rear, carpet, radiator.

BATHROOM:
White suite comprising panelled bath with shower mixer taps, pedestal wash basin, low level w.c., tiled splashbacks, vinyl flooring, radiator.

REAR GARDEN:
Paved patio, grass, timber shed, fenced to sides and rear. Side gate leading to front of property, rear gate.

PARKING:
There is one allocated parking space very near the house and there is one visitor parking permit for parking on the road.

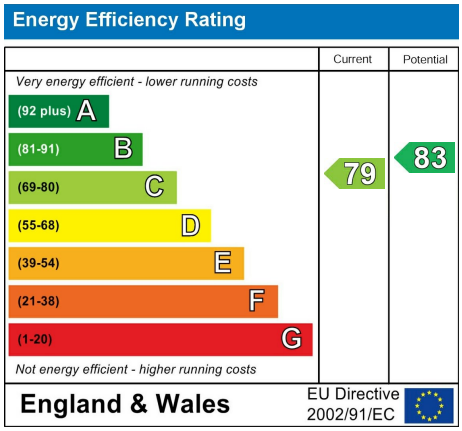
Please note a parking enforcement scheme is in operation 24hour, by PCM UK Ltd.

TENURE:
Freehold

We understand there is service charge payable to: RMG Residential Management Group, act as agents and demand charges on behalf of Phoenix Quarter Estate Management Company Ltd of £88.37 half yearly. Your solicitor/conveyancer will confirm full details.

SERVICES:
Gas, Electric, Mains Drainage, Mains Water.

LOCAL AUTHORITY:
Dartford Council
Council Tax Band E - £2,743.69 FOR 2025-2026



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