



51a, Main Road,  
Dartford, DA4 9HQ

Guide Price £575,000



- 5 Bedroom Detached Family Home
- Large Rear Garden
- 2 Reception Rooms
- Garage and Off Road Parking



51a Main Road, Dartford, Kent, DA4 9HQ



### PROPERTY DESCRIPTION

Sealeys Walker Jarvis are excited to be offering for sale this well maintained, spacious five bedroom detached property with a generous garden and ample parking for several vehicles. This property is perfect for larger families with two reception rooms, a shower room and a bathroom and the potential to turn bedroom five into an additional reception room. Available now with no forward chain. Call us to book your viewing and avoid disappointment.



## LOCATION DESCRIPTION

The property is located in the popular semi-rural village of Sutton at Hone with a wide selection of shops including newsagents and restaurants. The village also has a primary school, dentist, GP surgery, hairdressers, public houses and Farningham Road station serving London Victoria.

## FRONT EXTERIOR

To the front, just off Main Road is a small alleyway that opens up into a much larger driveway with room for multiple vehicles to the front and side. An array of shrubs and bushes give the garden a more welcoming feel. Access to a side door leading to the utility area and an up and over door into garage. A pathway leading to the UPVC and glazed front door opening into...



## ENTRANCE HALL

A generous entrance hall with multiple double glazed windows and a double glazed UPVC front door, allowing copious amounts of light into the hallway to give a warm, welcome feeling into the home. Stairs leading to first floor, large under stairs cupboard for additional storage and doors leading to...



## LOUNGE

5.47m x 3.66m (17'11" x 12'0")

Spacious lounge with fireplace and wooden mantel. Double aspect double glazed windows and double glazed french doors out to garden. Wooden glazed doors leading to...





### **DINING ROOM**

3.62m x 3.34m (11'10" x 10'11")

A generous dining room with carpeted flooring, double glazed window out to side and a wood and glazed door leading to...



### **KITCHEN**

3.92m x 3.32m (12'10" x 10'10")

A range of wall and base units in white high gloss with roll top work surface including space for a cooker, single bowl stainless steel sink and drainer with double glazed window looking out to the side. Part tiled splashback and tiled flooring. Combi condensing boiler housed in a matching kitchen unit. Half height cupboard, ideal for additional storage. A wooden door leading to...



### **UTILITY ROOM**

2.76m x 2.39m (9'0" x 7'10")

Plumbing for a washing machine and dishwasher, ample room for additional fridge freezer or tumble dryer with doors leading to a storage cupboard, garage, and front and rear gardens.

### **GROUND FLOOR SHOWER ROOM**

2.03m x 1.79m (6'7" x 5'10")

A walk-in mains shower with glazed shower screen, close coupled WC and basin, double glazed window out to side.



### **BEDROOM FIVE**

3.93m x 3.32m (12'10" x 10'10")

Situated on the ground floor, this is a generous double bedroom with double glazed windows out to front, with built in storage cupboard ideal for use as a wardrobe. If five bedrooms are not required this could be used as an additional reception room.



## FIRST FLOOR LANDING

A spacious landing with large double glazed windows out to front, allowing huge amounts of light into the room, and built in storage cupboard. Doors leading to...

## BEDROOM ONE

5.47m x 3.03m (17'11" x 9'11")

Spanning the width of the house with triple aspect double glazed windows, this spacious double bedroom has ample room for all of your bedroom furniture. With two built in wardrobes ideal for additional storage. This is going to be the most fought after bedroom in the house.

## BEDROOM TWO

3.95m x 3.32m (12'11" x 10'10")

Another spacious double bedroom with carpet flooring, neutrally decorated with a double glazed window out to front.

## BEDROOM THREE

3.64m x 2.45m plus door recess (11'11" x 8'0" plus door recess)

A neutrally decorated double bedroom with a built in wardrobe, carpet flooring and double glazed window out to rear.

## BEDROOM FOUR

3.33m x 2.31m (10'11" x 7'6")

The smallest of the bedrooms, but still a large single room, ideal for a bedroom or home working office. Built in cupboard for additional storage, double glazed window out to rear.





## BATHROOM

2.02m x 1.78m (6'7" x 5'10")

A mains tap shower over bath with tiled splashback and glazed shower screen, basin with double glazed window over and part tiled walls.

## WC

1.79m x 0.89m (5'10" x 2'11")

Low level WC with double glazed window out to side.



## REAR GARDEN

Mature rear garden, mainly laid to lawn, with some large mature trees enclosed by partially brick wall and close board wood panel fencing. Pedestrian side gate leading out front. The garden wraps round rear and side with a side patio area accessed from the utility room. This east facing garden catches most of the days sunlight - perfect for those who love to be outdoors.



## GARAGE

5.35m x 2.77m (17'6" x 9'1")

Garage ideal for one car with a small workshop to rear up and over door out to front.

## SERVICES

Mains Gas, Electricity, Water and Drainage.

Council Tax: Dartford Borough Council  
Band: G 2021/2022 Charges: £3,283.13





### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>74</b>
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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