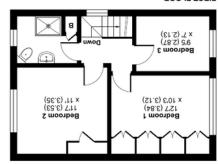


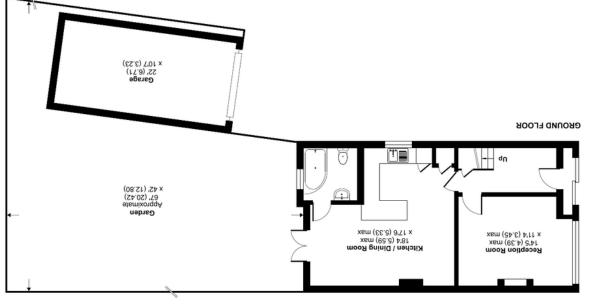
Vest Hill Drive, Dartford, DA1

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FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMSS Residential). © n/dhecom 2023. Produced for Drewery. REF: 1062057





128, Station Road, Sidcup, DA15 7AF Tel: 020 8300 6761 E: info@drewery.co.uk www.drewery.co.uk

West Hill Drive Dartford, DA1 3EA



West Hill Drive

Dartford, DA1 3EA

A deceptively spacious 3 bedroom, 2 bathroom family home that sits just a short walk from both Dartford Boys and Girls Grammar schools. This we feel would make a fantastic family home, having been extended to the rear and offering a great open plan kitchen diner, 3 bedrooms that area all of a good size and a large rear garden plus off street parking.

Main Features

- Deceptively spacious 3 bedroom semi detached house
- Short walk to both Dartford Boys and Girls Grammar Schools
- Garage and off street parking
- Open plan kitchen/diner to rear
- Ideal family home
- Downstairs bathroom and upstairs shower room
- Large rear garden with patio area and decked seating area
- Convenient for Dartford Town Centre

FULL DESCRIPTION

Offered for sale is this spacious, extended 3 bedroom semi detached house that we feel would make a great family home. The house offers a great feeling of space with an open plan kitchen/diner to the rear, a good sized garden and parking to the front. Situated just a

short walk from both Dartford Boys and Girls Grammar Schools.

The house itself briefly comprises of: entrance porch, entrance hall, front lounge, a spacious open plan kitchen/diner, downstairs bathroom and then on the first floor is the modern shower room and 3 good sized rooms.

Externally there is a large rear garden that features a patio area, lawn and a further decked seating area. There is a garage, side access and off street parking for several cars to the front.

This popular close is not far from Dartford Town Centre with its variety of shops, restaurants and transport links.















Lounge 14' 5" x 11' 4" (4.39m x 3.45m) Kitchen/diner 18' 4" x 17' 6" (5.59m x 5.33m) Downstairs bathroom First Floor Landing Bedroom one 12' 7" x 10' 3" (3.84m x 3.12m) Bedroom two 11' 7" x 11' 0" (3.53m x 3.35m) Bedroom three 9' 5" x 7' 0" (2.87m x 2.13m) Upstairs shower room

Outside

Rear garden approximately 67' x 42' (20.42m x 12'80m) Off street parking to the front and shared side access leading to detached garage 22'x 10'7 (6.71m x 3.23m)

Additional Information

Council Tax Band D £2,046 per annum. Local authority Dartford Borough Council Current EPC Rating 52 Potential EPC Rating 80

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. D612