



Approximate Area = 1025 sq ft / 95.2 sq m
 Garage = 235 sq ft / 21.8 sq m
 Total = 1260 sq ft / 117 sq m
 For identification only - Not to scale

West Hill Drive, Dartford, DA1



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.

Entrance hall 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