



## Berkeley Crescent

Dartford, DA1 1NH

Price Range £425,000



- Extended terraced home
- Easy access to a range of schools, shops, transport & A1/M25 links
- Bay fronted lounge
- Nice rear garden
- Floor Area: 1167 total sq ft
- Popular location
- Three bedrooms, first floor bathroom & ground floor WC
- Extended open plan kitchen/diner
- Call Hunters to view
- EPC Rating: C

# Berkeley Crescent

Dartford, DA1 1NH

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\*\* PRICE RANGE £425,000 - £450,000 \*\*

Nestled in the tranquil and sought-after Berkeley Crescent in Dartford, this well presented terraced house offers a perfect blend of comfort and convenience. With its bay front, the property boasts a character that welcomes you into the home.

The ground floor features a convenient WC and an impressive open-plan kitchen, dining, and family room at the rear, creating an ideal setting for family gatherings and social occasions. This modern layout not only enhances the living space but also allows for an abundance of natural light to flow throughout the home.

To the front of the property you will find the cosy bay fronted lounge which is the perfect place to relax and unwind.

Upstairs, you will find three bedrooms and the family bathroom, ensuring comfort and practicality for everyday living.

The property also benefits from a lovely rear garden, providing a peaceful outdoor retreat, along with access to a garage for additional storage or parking. Furthermore, the front garden presents the potential to be converted into a driveway, offering off-street parking for one vehicle, if needed.

Situated in a popular and quiet residential area, this home enjoys easy access to a variety of schools, shops, and transport links, including the A2 and M25, making it an ideal choice for commuters and families alike.

This extended bay fronted terraced home is a rare find in such a desirable location. We invite you to call Hunters to arrange a viewing and discover the charm and convenience this property has to offer.

# Berkeley Crescent, Dartford, DA1



Approximate Area = 1027 sq ft / 95.4 sq m

Garage = 137 sq ft / 12.7 sq m

Total = 1164 sq ft / 108.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
Incorporating International Property Measurement Standards (IPMS2 Residential).  
Produced for Hunters Welling - Cross & Warren Enterprises Ltd. REF: 1277971

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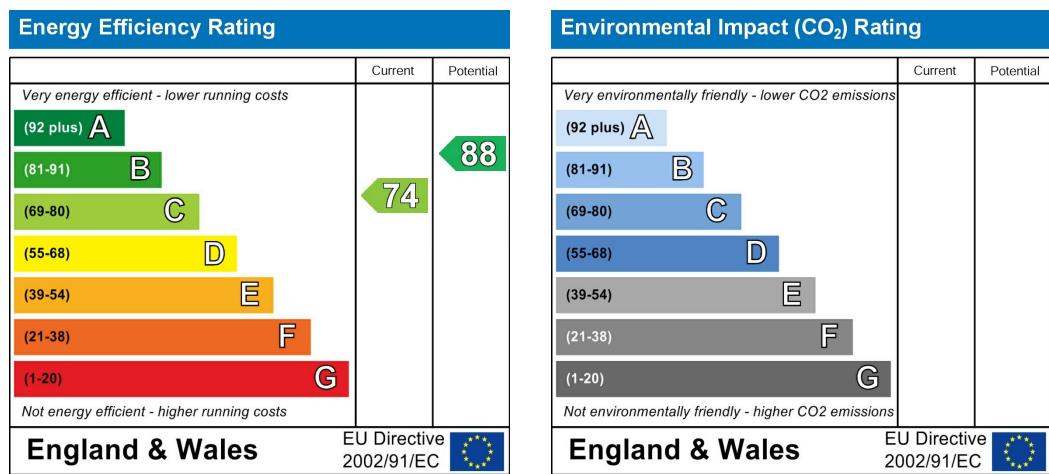
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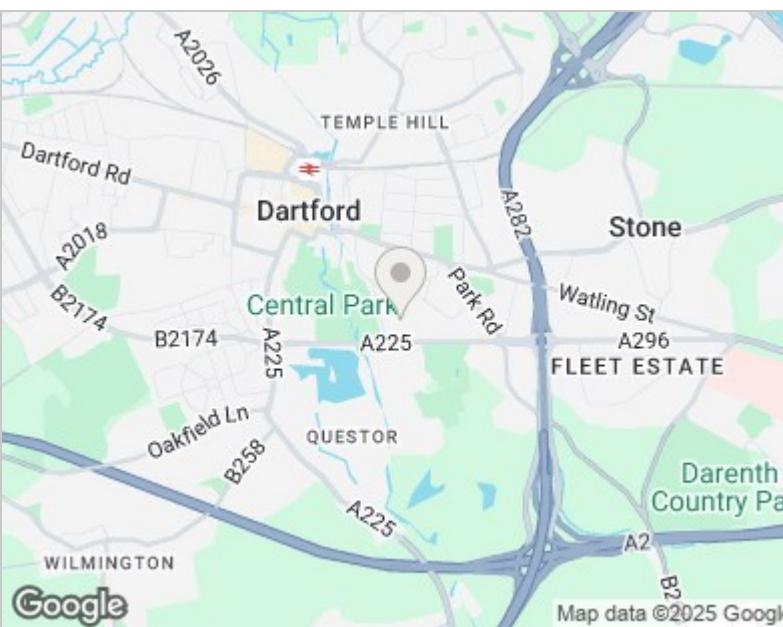
## Energy Efficiency Graph



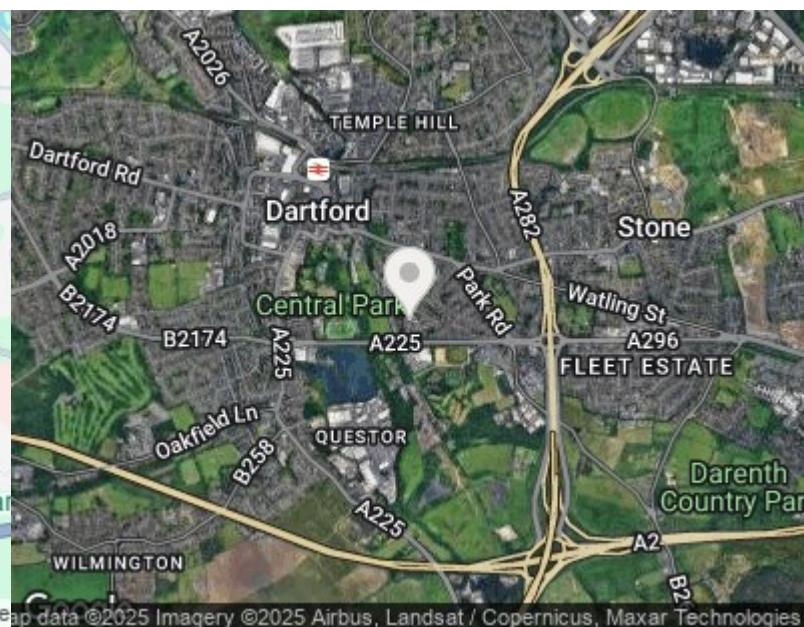
## Viewing

Please contact our Hunters Welling Office on 020 8304 1000 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map



Tel: 020 8304 1000

# HUNTERS®

HERE TO GET *you* THERE

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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