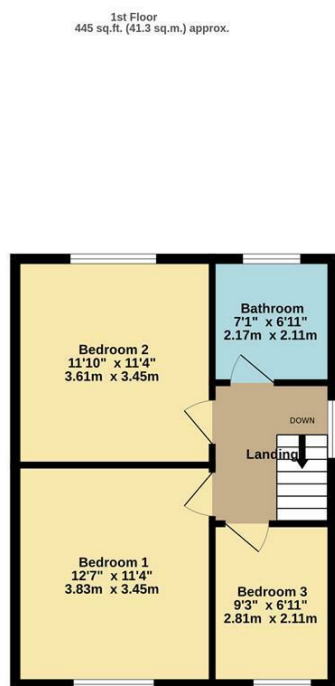
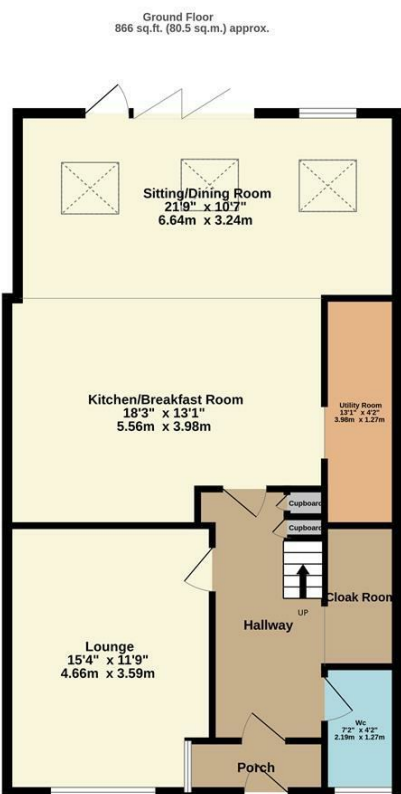
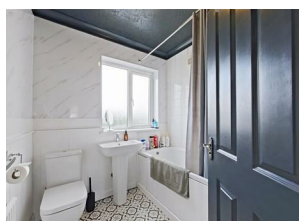


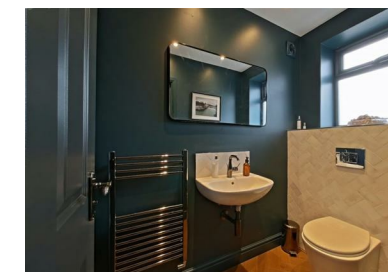
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



TOTAL FLOOR AREA: 1311 sq.ft. (121.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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NORTH ROAD
 DARTFORD DA1 3NB
 Guide price £525,000



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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.





Located on the popular North Road, this well-presented extended semi-detached home offers spacious and versatile accommodation ideal for modern family living. Having been extended to the side and rear, the property provides generous living space throughout and is offered in very good condition.

The ground floor features a bright and spacious open-plan kitchen and breakfast room, open to a large sitting and dining area, creating an ideal space for entertaining and family life. There is also a separate lounge, utility area, downstairs WC and cloak room providing useful space for coats and shoes. Upstairs offers three good-sized bedrooms and a modern family bathroom.

A major benefit of this property is the granted planning permission for a first-floor side extension, giving buyers excellent potential to further increase the living accommodation in the future.

Externally, the property benefits from a private rear garden and a versatile outbuilding which can be used as a home office, gym or additional storage space. To the front there is a small driveway along with on-street parking.

North Road is conveniently located close to a range of local amenities, shops and supermarkets, with Dartford town centre and Bluewater Shopping Centre both easily accessible. The area is popular with families due to its proximity to well-regarded schools including West Hill Primary Academy, Dartford Grammar School and Dartford Grammar School for Girls.

For commuters, Dartford Station offers direct links into London, while the A2, M25 and Dartford Crossing are all within easy reach, making this an excellent location for those travelling across Kent, Essex and London.

An excellent opportunity to purchase a spacious family home with further potential in a sought-after location.

3 BEDROOMS • 2 RECEPTION ROOMS • 1 BATHROOMS

NORTH ROAD

DARTFORD DA1 3NB

- Three Bedroom Semi Detached House
- Great Condition Throughout
- Large Open Plan Layout
- Downstairs WC and Cloak Room
- Extended To The Side And Rear
- Desirable Location
- Close To Good Schools and Transport Links
- On Street Parking
- Planning Permission Approved
- Ideal Family Home

