



43 DARENTH PARK AVENUE DARTFORD KENT  
DA2 6LX  
GUIDE PRICE: £600,000 - £625,000 | Freehold



This modern 4 bedroom detached house is very nicely situated in this very popular development, within a short distance of Darent Valley Hospital, Bluewater and Darent Country Park with leisurely walks and green spaces. With a free flowing living space, comprising on the ground floor of downstairs WC, living room with dining area and a fitted kitchen, and to the first floor are 4 generous bedrooms - one with an ensuite and a family bathroom. Well presented throughout, this lovely home also features double glazing, gas central heating, 54' x 32' approx rear garden with patio area, and a secluded frontage with off road parking leading to an attached garage.

Local Authority: Dartford  
Council Tax Band: F

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>	62 D	81 E
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		



**Park**  
e s t a t e s  
**01322 553322**

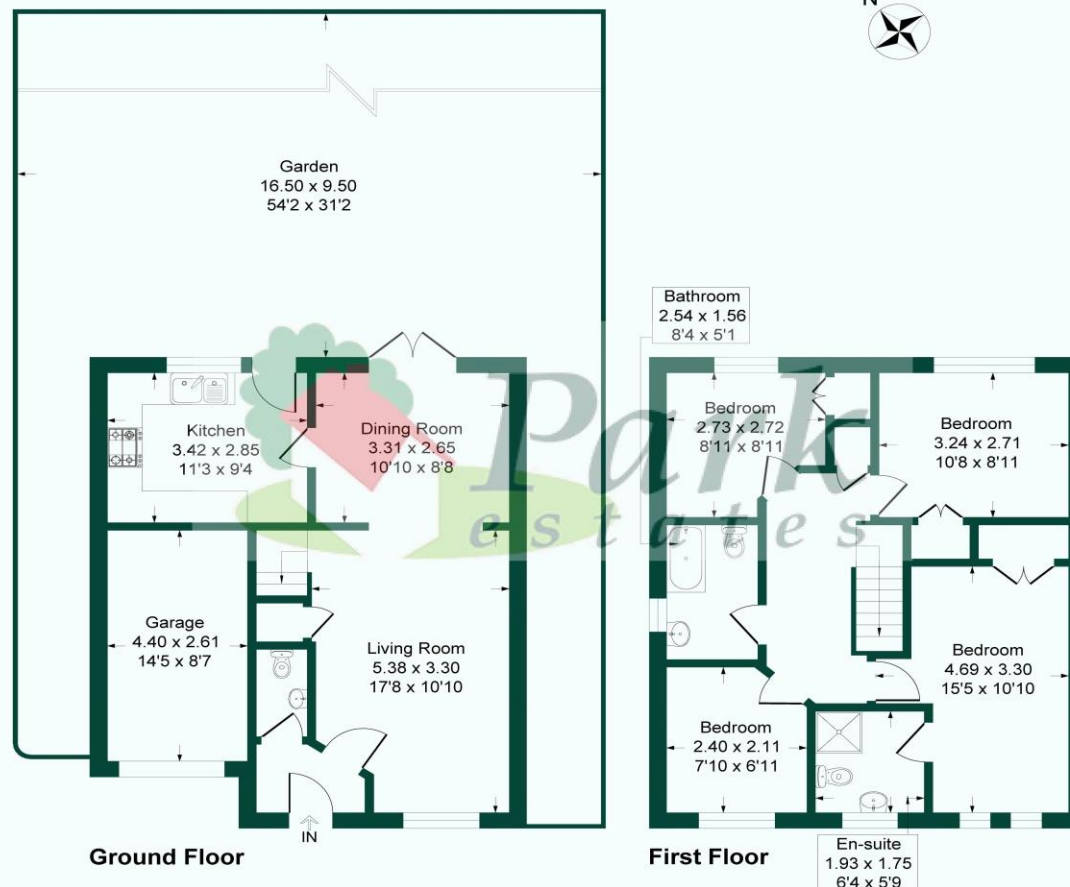
60-62 High Street, Bexley, Kent DA5 1AH  
bexley@parkestates.co.uk  
www.parkestates.co.uk

## Darent Park Avenue, DA5

Approximate Gross Internal Area = 101.2 sq m / 1089 sq ft

Garage Area = 10.5 sq m / 114 sq ft

Total Area = 111.7 sq m / 1203 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
Produced By Planpix

Every care has been taken with the preparation of details, but accuracy is in no way guaranteed. These particulars do not constitute a contract and are issued and accepted on the express understanding that all negotiations will be conducted through Park Estates. The seller does not make or give, nor do we or our employees have any authority to give a representation or warranty in relation to the property. Please contact this office before viewing the property. If there is any point which is of particular importance to you, we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information that we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made by us to the effect that the information provided by us has not been verified.