



22 Tudor Close, Dartford, Kent, DA1 3HU
Guide Price £450,000

Three bedroom extended semi detached house, located in a quiet close in the popular location of West Dartford, with convenient access to Dartford Grammar Schools, Crayford Station, local shops and all other amenities. Well presented by the current vendors, accommodation comprises of entrance porch, entrance hall, ground floor shower room, one reception room, newly fitted modern kitchen / breakfast room and a separate utility room. To the first floor there is a family bathroom and three bedrooms. In addition the property benefits from ample off street parking to the front, large landscaped rear garden, double glazing, gas central heating, detached garage and a combination boiler. Viewing is recommended.

Ref: BX1111124

If you are thinking of selling or letting your home, Park Estates will be pleased to provide you with a free market appraisal and advice without obligation.

Keyhole Porch

Tiled flooring. Light.

Entrance Hall

Double glazed hardwood front door. Laminate flooring. Radiator with cover. Coving. Understairs storage cupboard.

Ground Floor Shower Room

Fully tiled. Shower cubicle. Low level wc. Pedestal wash hand basin. Radiator. Double glazed frosted window to front. Spotlights.

Reception

25' 7" x 12' 0" (7.79m x 3.65m) Carpet. Gas fire and feature surround. Double glazed bay window to front. Coving. Two radiators - one with cover. Wall lights. Double glazed patio door to rear.

Kitchen / Breakfast Room

15' 9" x 9' 1" (4.80m x 2.77m) Newly fitted. Tiled flooring. Radiator. Spotlights. Range of wall and base units with quartz worktops. Breakfast bar. Double inset sink and mixer taps. 'Bosch' induction hob. Double electric fan oven. Microwave / combination fan oven. Extractor hood. Part tiled walls. Double glazed window to rear. Double glazed door to rear. Wine cooler. Integrated dishwasher. Radiator.

Utility Room

7' 5" x 5' 8" (2.26m x 1.73m) Butler sink. Wall mounted boiler. Part tiled walls. Plumbed for washing machine. Spotlights. Shelving. Tiled flooring.

Landing

Carpet. Double glazed frosted window to side. Coving. Loft access. Airing cupboard.



Bedroom 1

14' 2" x 10' 3" (4.31m x 3.12m) Carpet. Double glazed bay window to front. Coving. Fitted wardrobe. Radiator.

Bedroom 2

12' 8" x 10' 3" (3.86m x 3.12m) (approx) Carpet. Radiator. Fitted wardrobes. Double glazed window to rear. Coving.

Bedroom 3

7' 11" x 7' 8" (2.41m x 2.34m) Carpet. Double glazed window to front. Radiator. Coving.

Bathroom

Fully tiled. Panelled bath. Wash hand basin in vanity unit. Heated towel rail. Spotlights. Double glazed frosted window to rear.

WC

Carpet. Low level wc. Double glazed frosted window to side. Coving. Radiator.

Garden

70' 0" x 46' 0" (21.32m x 14.01m) (approx) Decking. Greenhouse. Summerhouse. Lawn. Shrubs. Lighting. Outside tap. Power points. Patio. Side access.

Front Garden

Ample off street parking for three / four cars.

Garage

15' 2" x 9' 8" (4.62m x 2.94m) Detached. Power and light. Up and over door.

Council Tax

Band D.

