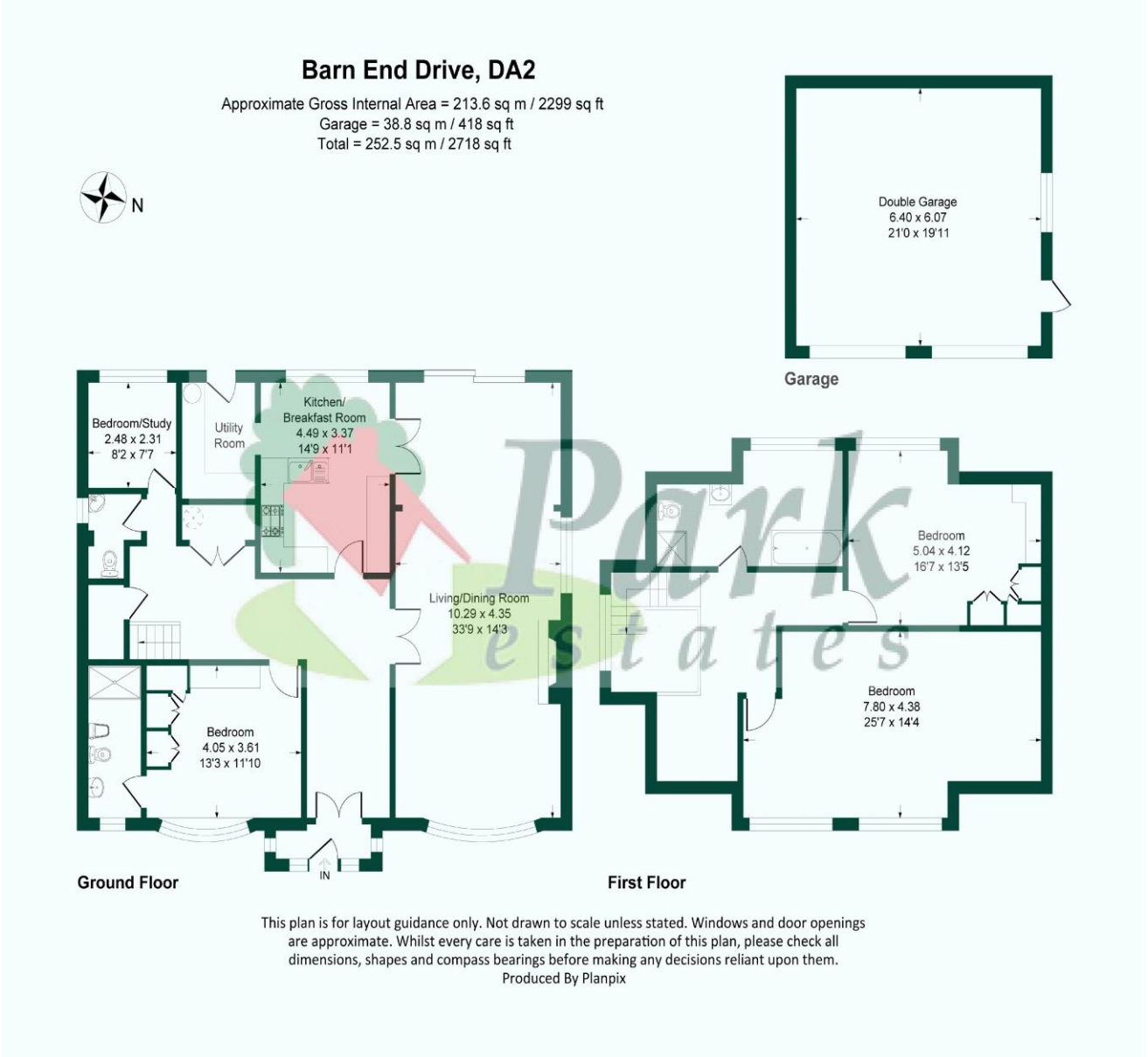




Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	75 C
39-54	E		
21-38	F		
1-20	G		





Park Estates are delighted to offer this exceptional and already massive family home, with the full benefit of planning consent under 24/01281/LDC to extend the property to make 6 bedrooms and 5 bathrooms, with large gabled glazed windows to the master and principal suites and a large ground floor extension across the rear. Situated at the end of a small and quiet cul-de-sac road with views across farmland, the property occupies a substantial 0.3 acre plot with a very large frontage, massive side access on both sides, making easy entry for all the machines and vehicles required for the renovation, off road parking for over 10 cars and a double garage with an EV charger point. Currently the accommodation comprises of a very large entrance hall, living room, fully fitted kitchen, utility room, 2 ground floor bedrooms - one with an ensuite and a separate WC. To the first floor there is a huge landing area, 2 further very large bedrooms and separate bathroom. Situated very close to all amenities including public house / restaurant, golf and sporting facilities, transport links including M25 and A2 motorway links, Dartford River Crossing, Bluewater Shopping Centre and within close proximity to the village centre and local schools including a good selection of popular primary schools and convenient access to both Wilmington Grammar schools, the academy and within the catchment area for Dartford Grammar schools. Additional benefits to note include 5 air conditioners installed in the property, underfloor heating in master bedroom and downstairs wc and 'Californian' shutters to living room and bedroom. Your early viewing of this super family home is very highly recommended.

Local Authority: Dartford  
Council Tax Band: G

