



Set in the sought after area of Wilmington in a quiet clu-de-sac lies this three bedroom family home, offering off street parking to the front, and a garage to the side. Upon entering the property you are greeted with a 15' lounge, leading you out to the open plan kitchen/diner with patio doors overlooking the beautifully maintained rear garden. To the first floor you will find two double bedrooms and a third single along with the family bathroom housing both a bath, and separate shower cubicle. The sunny rear garden is the perfect setting for those upcoming summer days. Set in the catchment area of both Wilmington and Dartford Grammar Schools as well as local Primary Schools this home is perfect for all the family.



**Wallis Close**  
Wilmington, DA2 7BE

**Guide Price £425,000**

### Entrance Porch

Double glazed window to front, Double glazed pvc door to side, Double storage cupboard, Radiator, Carpet.

### Lounge

15' 7" x 15' 5" (4.75m x 4.70m)  
Double glazed window to front, Radiator, Wall mounted gas fire place, Carpet.

### Kitchen/Diner

15' 5" x 10' 4" (4.70m x 3.15m)  
Double glazed window to rear, Double glazed patio doors to rear, Wall and base units with work surfaces over, Integrated dish washer, Integrated washing machine, Gas oven with hob over, Space for fridge/freezer, Under stairs storage cupboard, Radiator, Laminate floor.

### First Floor Landing

Double glazed window to side, Airing cupboard housing wall mounted boiler, Loft access, with ladder, Carpet.

### Bedroom One

12' 5" x 9' 2" (3.78m x 2.79m)  
Double glazed window to front, Fitted wardrobes, Radiator.

### Bedroom Two

10' 6" x 7' 5" (3.20m x 2.26m)  
Double glazed window to rear, Radiator, Storage cupboard, Carpet.

### Bedroom Three

9' 3" x 5' 11" (2.82m x 1.80m)  
Double glazed window to front, Radiator, Carpet.

### Bathroom

7' 7" x 7' 5" (2.31m x 2.26m)  
Double glazed frosted window to rear, low level f.c. Paneled bath with shower over, Sink unit, Shower cubicle, Tiled walls, Vinyl floor, Radiator.

### Rear Garden

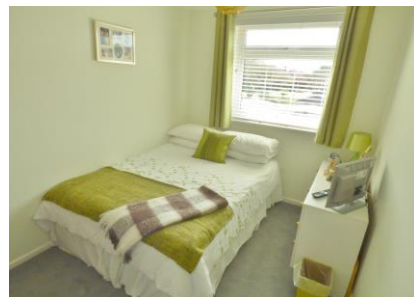
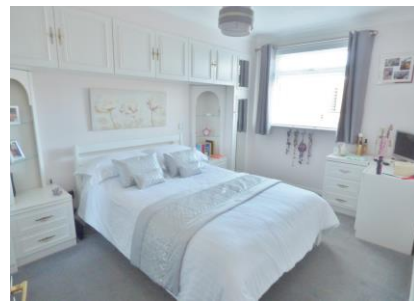
Patio area, Laid to lawn, Plant borders, Access to garage.

### Garage

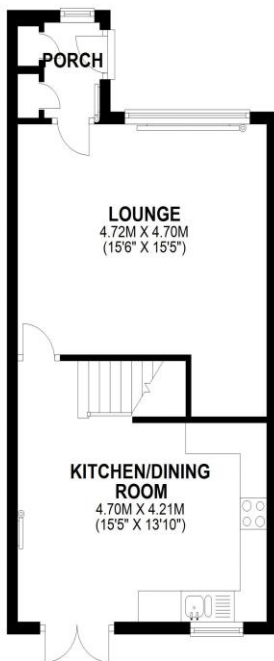
Up and over door to front, Double glazed window to rear, Double glazed patio door to rear, Electrics, Lights.

### Front Garden

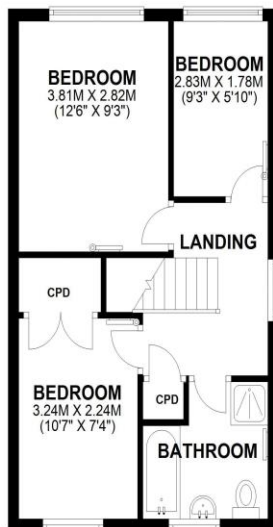
Paved, Off street parking for multiple cars.



**GROUND FLOOR**  
APPROX. 40.3 SQ. METRES (433.7 SQ. FEET)

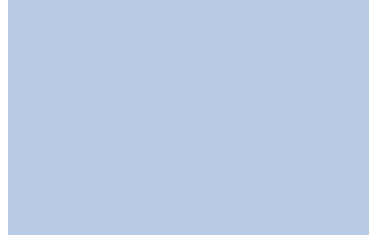


**FIRST FLOOR**  
APPROX. 38.0 SQ. METRES (409.0 SQ. FEET)



TOTAL AREA: APPROX. 78.3 SQ. METRES (842.7 SQ. FEET)

### Viewers notes...



Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if travelling some distance. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order. Please be advised that some of the particulars may be awaiting vendor approval. Please contact the branch who can provide confirmation if required.

**EPC Rating: C**

**Council Tax Band: D**