



# Brookbanks

Residential Sales | Letting | Management

01322 666452

Open 7 Days

[www.brookbanksonline.co.uk](http://www.brookbanksonline.co.uk)



Brookbanks are excited to welcome to the market this two bedroom end of terrace house, situated in a quiet cul-de-sac in the ever popular Wilmington. Benefiting from double glazing, central heating, 14ft lounge, 11ft kitchen, garden, bathroom, and an allocated parking space. This home is perfect to bring your boxes and move straight in! This home really wont hang around for long so call Brookbanks to arrange your viewing today. 01322 666452



**Brewers Field**  
Dartford, DA2 7PL

**Guide Price £295,000**

### Front garden

Laid lawn.

### Covered Porch

### Entrance

Double glazed frosted entrance door.

### Lounge 14' 3" x 11' 8" (4.34m x 3.55m)

Double glazed window to front with blinds. Wood flooring. Coved ceiling. Radiator with cover.

### Kitchen 11' 7" x 8' 7" (3.53m x 2.61m)

Double glazed window to rear. Double glazed door leading to garden. Ceramic flooring. Tiled splash back. Round sink with drainer and mixer tap. Range of wall and base units. Plumbing for washing machine.

### Landing

Carpet

### Bathroom

Double glazed frosted window to rear. Vinyl flooring. Tiled walls. Panel bath with shower mixer taps. Pedestal hand wash basin. Low level w/c.

### Bedroom 1 12' 9" x 11' 9" (3.88m x 3.58m)

Double glazed window to front. Wood flooring. Radiator. Built in airing cupboard.

### Bedroom 2 11' 7" x 5' 5" (3.53m x 1.65m)

Double glazed window to rear. Wood flooring. Radiator. Coved ceiling. Access to loft.

### Garden

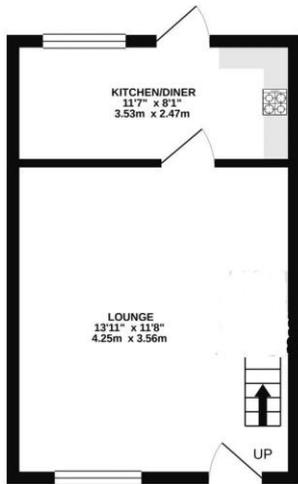
Paved patio area. Laid lawn. Outside tap. Step up to paved area. Shingle area. Flower beds. Side access.

### Parking

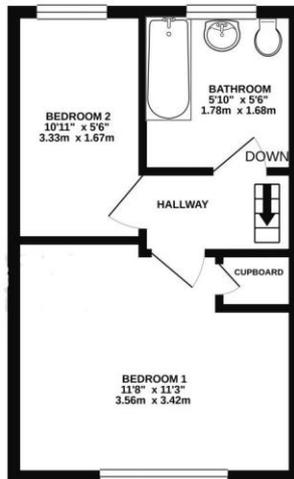
Allocated parking space



GROUND FLOOR  
271 sq.ft. (25.1 sq.m.) approx.



1ST FLOOR  
288 sq.ft. (26.7 sq.m.) approx.



TOTAL FLOOR AREA : 558 sq.ft. (51.8 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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### Viewers notes...

**EPC Rating: C**  
**Council Tax Band: C**

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.