



Three Bedroom Semi-Detached House
Coombfield Drive, Darenth, Dartford, Kent, DA2 7LE

Guide Price £400,000
Freehold

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Description

Guide Price £400,000 - £425,000 - Fantastic Family Home in Darenth – Ideal for Commuters & Families

Tucked away on a quiet road in the ever-popular semi-rural village of Darenth, this extended semi-detached home offers the perfect mix of countryside peace and commuter convenience. With local shops, excellent schools, and easy access to the M25, Dartford Crossing, and Ebbsfleet International, it's perfectly placed for busy families. Step into a bright hallway with parquet flooring, leading to a stunning 24ft lounge/diner with far-reaching countryside views. A separate breakfast room, well-equipped kitchen, and a converted garage, ideal as a home office, fourth bedroom, or extra living space offer great flexibility. Upstairs are two spacious double bedrooms, a generous single, and a modern family bathroom. There's also scope to develop the large loft, which has spray foam insulation boosting energy efficiency, though buyers should check lender requirements with their mortgage advisor. The south-facing, tiered garden is a true retreat, with vibrant planting, a veggie patch, and a large composite deck with steel balustrade - perfect for summer BBQ's, entertaining and sunset views. Families will love being within 1.5 miles of sought-after schools including Fleetdown, Darenth Community, Sutton-at-Hone, Stone St Mary's, Bean, and The Leigh Academy.

A bright, flexible home with parking in a brilliant location, this one ticks all the boxes so call the Greyfox Sales Team and book your viewing today!

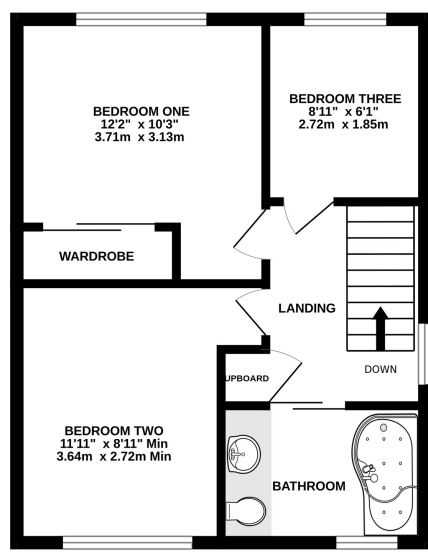
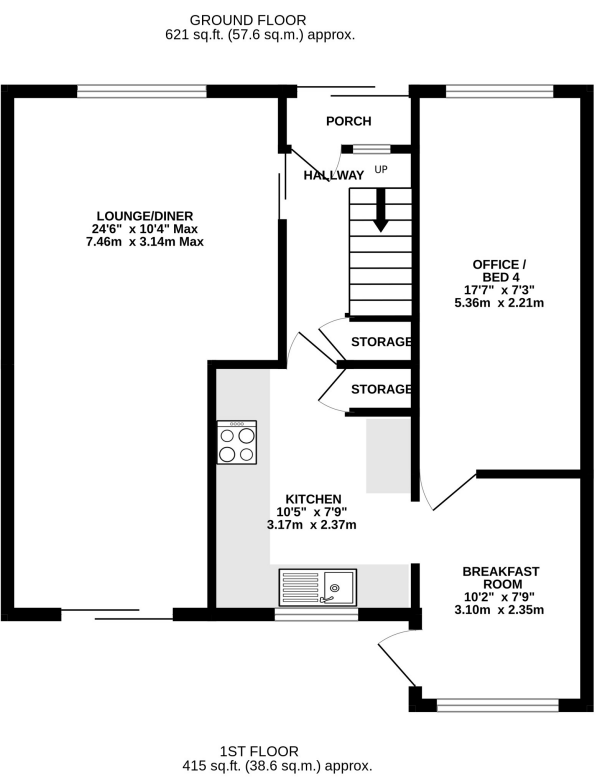
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Key Features

- Semi Detached Three/Four Bedroom Home
- Popular Semi Rural Darenth Village Location
- Fantastic South Facing Tiered Garden With Countryside Views Measuring approx 62 x 26ft
- Excellent Links To The M25, Dartford Crossing & A 15 Minute Drive To Ebbsfleet International Train Station
- Scope For Further Development (STPP) - Substantial Loft Space
- Driveway & On Street Parking
- Extended To The Ground Floor - Allowing Flexible Accommodation
- Close To Several Highly Sought After Schools & Bluewater Shopping Centre

Local Area

Darenth is a picturesque village on the River Darent, offering a strong community feel and a range of amenities. It features a primary school, church, pub, village hall, and several green spaces, including the 300-acre Darenth Country Park. Well-connected via the M25, it's ideal for those seeking both tranquility and convenience.



TOTAL FLOOR AREA : 1036 sq.ft. (96.2 sq.m.) approx.

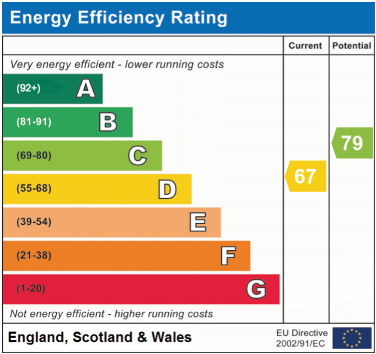
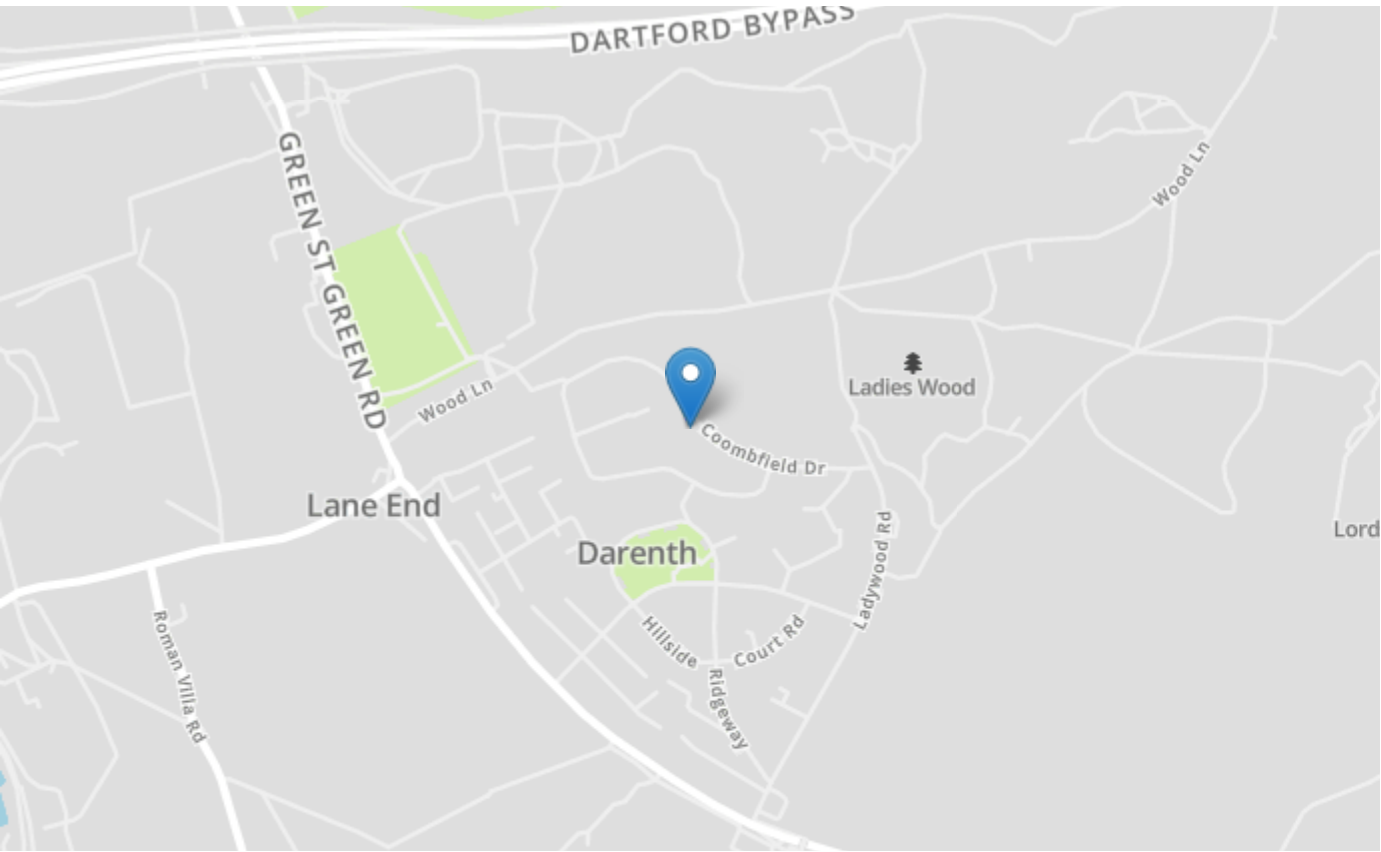
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Property Location

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Tenure	Freehold
Lease Term	N/A
Ground Rent	N/A
Service Charge	N/A
Local Authority	Dartford
Council Tax	Band C

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Agent Notes

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