



**HARRISON INGRAM**

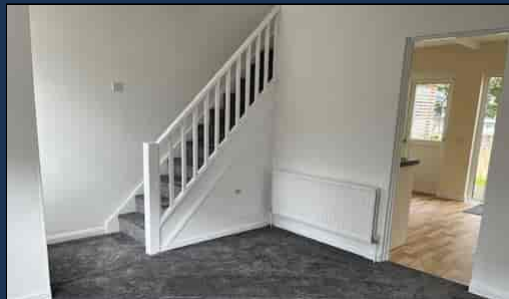
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**Lavinia Road, Dartford, DA1 1TS**



**£375,000**

ATTENTION ALL FIRST TIME BUYERS - When looking for your new home if the LOCATION is paramount in your search, then we suggest YOU WASTE NOT TIME IN VIEWING this REALISTICALLY PRICED, terraced house which forms part of a quiet no through road.

SUPERBLY SITUATED within walking distance of local convenience stores as well as Dartford Town centre which offers an excellent array of shops, bars, restaurants, coffee shops, superstores and for the BUSY COMMUTER there is the mainline train station.

The property offers incredibly well presented and DECEPTIVELY SPACIOUS accommodation which has the added benefit of being offered CHAIN FREE, newly decorated in neutral colours throughout and brand new carpets.

This may sound like an "Estate Agents" cliché, however, we really do recommend INTERNAL VIEWING TO FULLY APPRECIATE.

The accommodation and features include; a very welcoming lounge with an open plan staircase, SPACIOUS modern fitted kitchen/diner, three bedrooms, bathroom with white suite, gas central heating, double glazing, electrical certificate, front and rear gardens which are low maintenance. All in all, a lovely home!!!!!!

#### FRONT GARDEN

Low maintenance with bark. There could be the possibility to create off road parking, subject to usual consent.

#### ENTRANCE

UPVC double entrance door, open plan to:-

#### LOUNGE

4.3m x 3.35m (14' 1" x 11' 0") UPVC double glazed windows to front, feature fireplace surround, radiator x 2, brand new fitted carpet, open plan staircase with built in storage cupboard, feature wall recess, door to:-

#### KITCHEN/DINER

4.3m x 3.33m (14' 1" x 10' 11") Lovely bright room with UPVC double glazed doors leading onto the garden, fitted with matching range of wall, base and drawer units, ample worktop surfaces, built in stainless steel electric oven, inset stainless steel gas hob with stainless steel extractor above, tiled to splashback areas, inset stainless steel sink unit with chrome mixer tap, plumbed for washing machine, vinyl floor covering, radiator, feature wall recess, boiler for central heating and hot water.

Important Notice - any areas, measurements or distances are approximate. The text, photographs, are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulations or other consents and Harrison Ingram have not tested any services, equipment or facilities. Purchasers must satisfy themselves upon inspection.

## LANDING

Access to loft, brand new fitted carpet.

## BEDROOM 1

3.38m x 2.6m (11' 1" x 8' 6") UPVC double glazed window to front, brand new fitted carpet, radiator.

## BEDROOM 2

3.35m x 2.62m (11' 0" x 8' 7") UPVC double glazed window to front, brand new fitted carpet, radiator.

## BEDROOM 3

2.29m x 1.57m (7' 6" x 5' 2") UPVC double glazed window to rear overlooking garden, brand new fitted carpet, radiator.

## BATHROOM

2.06m x 1.57m (6' 9" x 5' 2") Frosted UPVC double glazed window to rear, white suite comprising panelled bath with chrome mixer tap/shower attachment, glass shower screen, vanity wash hand basin with chrome mixer tap and cupboards under, low level WC, fully tiled walls, vinyl floor covering, chrome heated towel rail, inset ceiling lights.

## REAR GARDEN

Approx. 50' Decked patio leading to the lawn, rear pedestrian access.