



£425,000 Freehold



2a York Road, Dartford, Kent DA1 1SG



PROPERTY DESCRIPTION

RE/MAX SELECT are delighted to offer for sale this recently refurbished extended semi-detached house situated in a popular location, close to schools, amenities, and transport links including Dartford Station (direct to 8 London Terminal stations). This spacious property comprises 3 bedrooms, living room, open-plan kitchen/dining/family room, and downstairs family bathroom, with upstairs cloakroom.

Further benefits include gas central heating, double glazed windows, and 70ft (approx) garden.

Total Internal Area approx: 1,072.19 sq ft (99.61sq m)





ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

Carpeted, radiator; understairs storage cupboard; carpeted stairs leading to first floor.

Living Room

4.60m x 3.64m (15' 1" x 11' 11") Carpeted, radiator, double glazed bay windows.

Dining / Family Room

5.30m x 3.94m (17' 5" x 12' 11") Carpeted, radiator, double glazed window; opening to kitchen.

Kitchen

2.87m x 2.86m (9' 5" x 9' 5") Wood-effect flooring; range of wall and base units with complementary worktops and tiled splashback; fitted electric hob, fitted oven/grill, extractor hood; sink with drainer unit and mixer tap; space and connections for fridge/freezer; space and connections for washing machine; double glazed doors leading to rear garden.

Family Bathroom

9' 2" x 6' 1" (2.80m x 1.85m) Tiled flooring, part-tiled walls; panelled bath with mixer tap, thermostatic shower fitting and glass screen; wash-hand basin with mixer tap; w/c, radiator, double glazed frosted windows.

First Floor

Landing

Carpeted; access to loft.

Bedroom

14' 8" x 12' 8" (4.48m x 3.87m) Carpeted, radiator, double glazed windows; access to w/c.

Bedroom

12' 11" x 11' 3" (3.94m x 3.42m) Carpeted, radiator, double glazed window.

Bedroom

9' 10" x 5' 11" (2.99m x 1.80m) Carpeted, radiator, double glazed window.

Cloakroom

Carpeted; wash-hand basin with mixer tap; w/c.

External

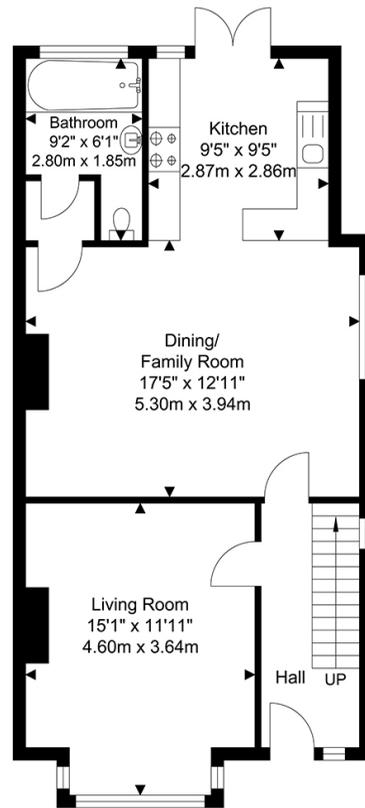
Rear Garden

Approximately 70ft; patio, lawn; side access.

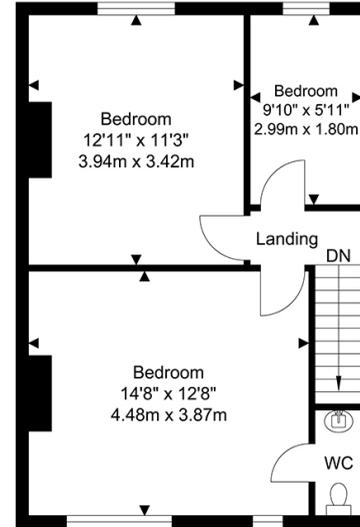
Information

- Easy access to A2 / M25
- 0.5 miles (approx) to Dartford Station incl Thameslink (direct to 8 London Terminal stations)
- 0.3 miles (approx) to Orchard Shopping Centre
- 0.2 miles (approx) to Central Park
- Council Tax: Band B

FLOORPLAN



Ground Floor
Approximate Floor Area
622.04 SQ.FT.
(57.79 SQ.M.)



First Floor
Approximate Floor Area
450.14 SQ.FT.
(41.82 SQ.M.)

TOTAL APPROX FLOOR AREA 1072.19 SQ. FT / 99.61 SQ. M
For Identification Purposes Only.

