



61 West Hill, Dartford, Kent, DA1 2HJ

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# West Hill, Dartford

- 2 Bedroom Georgian Cottage
- Large open plan Lounge
- Large kitchen office basement
- Period Features
- New high end boiler
- Excellent decor throughout
- Garden Room
- Office
- Off street Parking
- Good size secluded garden
- 

*West Hill, Dartford*  
*Elegant and timeless Georgian Townhouse*

## Property Summary

Harpers & Co are delighted to offer this superb 2 bed Georgian townhouse in the heart of Dartford and in close proximity to the areas best primary, secondary and award-winning grammar schools.

The town centre, Orchard Shopping Centre and Dartford mainline station with fast links to London is a 15 min walk. This very well decorated and elegant property is a credit to the current owners who have lavishly decorated throughout with taste and flair. The property has been completely renovated, now offering off street parking to the front and modern features throughout. The ground floor comprises an elegant and open plan living room with access to the tranquil rear garden. The first floor has two well sized and beautifully decorated bedrooms with a luxurious bathroom. To the basement floor you will find a modern fitted kitchen which leads through to an office area and can be reconfigured to suit the new buyers needs. the estate has a new high end boiler and is excellent throughout with high end fixtures and fittings. Outside in the garden you will be greeted by a patio and a well finished garden room with a bespoke rear garden room ideal as a home office, bar or place of work. The property also offers side access to the garden. We love this estate and you will too. View today through Sole Agents Harpers & Co





## Accommodation

### Front Drive 16' 5" x 16' 1" (5m x 4.9m)

Block paved surround by borders with mature shrubs and plants.

### Reception Room 22' 8" x 11' 7" (6.90m x 3.53m)

Hardwood front door with leaded light inserts. Fully carpeted throughout, skirting pendant light to open plan reception room with double glazed front window and sliding UPVC to rear with attractive rear garden views. Multiple plug points, radiators with TRV's and access to basement and 1st floor. Curtains and curtain rail.

### Kitchen/Breakfast Room/Office 21' 11" x 11' 6" (6.67m x 3.50m)

Laminate flooring throughout, exposed beams to ceiling, skirting, multiple plug points throughout. Wall and floor mounted kitchen cabinets, granite style worktops and wooden block worktop, white bevelled wall tiles, spotlight cluster to ceiling. Washing machine dishwasher and hob and electric oven. New Weizmann boiler and door leading to garden and front window.

### Bedroom 1 13' 9" x 11' 0" (4.18m x 3.35m)

Laminate flooring throughout, skirting, windows with attractive front garden views, industrial style rad with TRV, multiple plug points and chandelier style pendant light to ceiling.

### Bedroom 2 8' 9" x 8' 6" (2.66m x 2.60m)

Laminate flooring throughout, skirting, windows with attractive rear garden views, industrial style rad with TRV, multiple plug points and pendant light to ceiling.

### Family Bathroom 9' 8" x 6' 7" (2.95m x 2m)

Laminate flooring throughout, slipper style bath with shaker style chrome faucet and low level porcelain basin with chrome taps, low level WC, wall mounted mirror and wall lights, storage cupboard. Radiator with TRV.

### Rear Garden 78' 9" x 13' 5" (24m x 4.10m)

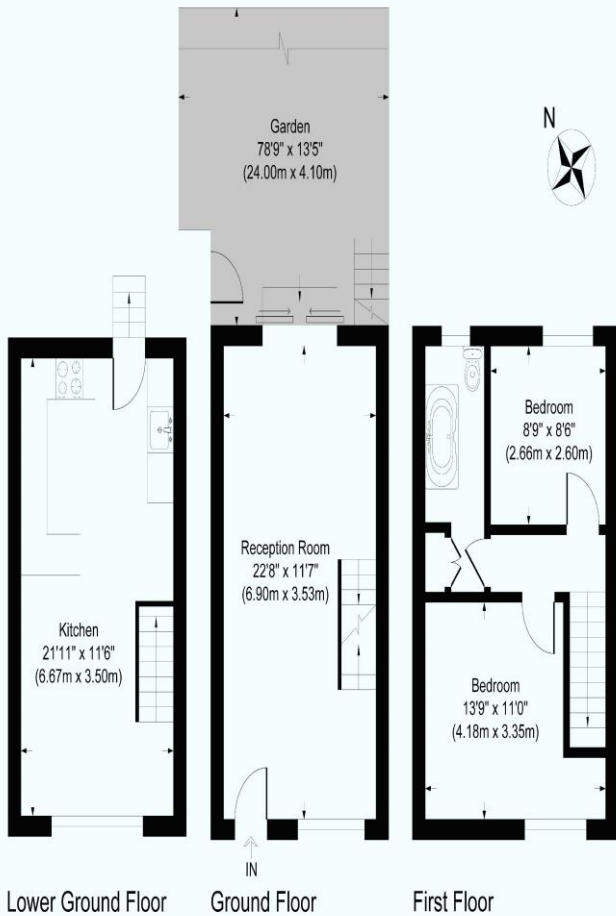
Mature garden with patio area and selection of mature shrubs and trees. mainly laid to lawn, good fencing either side and a bespoke garden room with decking to the end of the garden. Full electrics and lit. A peaceful enclave to while away those lazy summer evenings.











### West Hill

Approximate Gross Internal Area  
 Lower Ground Floor = 23.5 sq m / 253 sq ft  
 Ground Floor = 24.3 sq m / 262 sq ft  
 First Floor = 28.8 sq m / 310 sq ft  
 Total = 76.7 sq m / 826 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. The mention of any appliances and services within these details does not imply that they are in full and efficient working order or that they will remain within the property.