

OPEN 7 DAYS
A WEEK

Harpers & Co

Tel: 01322 524425
www.harpersandco.com



Chastilian Road, Dartford, DA1 3JR

Offers in Excess of £330,000-00

Harpers & Co are delighted to offer this well located 3 bedroom semi detached property in the well regarded Chastilian Road, Dartford.

Benefits include ample and spacious lounge and reception dining room with refurbished kitchen on ground floor with double glazed throughout and sliding patio door access to delightful South Facing garden with detached garage. The first floor comprises 2 well sized double bedrooms and a slightly smaller third bedroom with a recently modernized shower room which is tasteful decorated with marble effect tiles throughout and large glass shower corner cubicle. We feel this blank canvas of a property would be an ideal home for first time buyers to stamp their mark on it and provide access to the areas renowned schools and also within close proximity of Dartford and Crayford Town Centre.

3 BED SEMI* *DOUBLE GLAZING THROUGHOUT
CLOSE TO ALL AMENITIES* *SOUGHT AFTER DARTFORD LOCATION
CLOSE PROXIMITY TO STATION

EPC rating E (45)

VIEWING HIGHLY RECOMMENDED

Chastilian Road, Dartford, DA1 3JR

Spacious and well located 3 bedroom semi with South facing garden

Offer in excess of £330,000-00.

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<u>Entrance Hall:</u>	4.0m (13.1') x 1.7m (5.6') Double glazed frosted window to front. Carpeted stairs to first floor. Under-stair storage cupboard. Additional storage cupboard. Fully carpeted throughout. Pendant light to ceiling. 1 x radiator.
<u>Lounge:</u>	3.3m (10.9') x 3.6m (11.9') Double glazed bay window to front. Fully carpeted throughout. Gas coal feature fireplace (untested). 1 x radiator. Wall lighting. Multiple plug points throughout.
<u>Dining Room:</u>	3.2m (10.6') x 3.1m (10.2') Double glazed doors to garden. Double glazed windows to rear. 1 x radiator. Fully carpeted throughout. Wall lighting.
<u>Kitchen:</u>	3.0m (9.1') x 2.0m (6.6') Double glazed window to rear. Double glazed window to side. Ceiling spotlights. Part tiled walls. Attractive and matching range of wall and base units with contemporary work surfaces over and incorporating stainless steel sink unit. Integrated dishwasher. Fridge, washing machine. Integrated gas four ring hob with gas oven. Stainless steel extractor fan. (All appliances untested).
<u>Landing:</u>	Single glazed frosted window to side. Access to loft. Fully carpeted throughout.
<u>Bedroom 1:</u>	3.0m (9.1') x 3.5m (11.5') Double glazed window to front. 1 x radiator. Fully carpeted throughout. Pendant light to ceiling. Multiple plug points throughout.
<u>Bedroom 2:</u>	3.2m (10.6') x 3.1m (10.2') Double glazed window to rear. 1 x radiator. Fully carpeted throughout. Pendant light to ceiling. Multiple plug points throughout.
<u>Bedroom 3:</u>	1.9m (6.2') x 1.9m (6.2') Double glazed window to front in bay style. 1 x radiator. Fully carpeted throughout. Pendant light to ceiling.
<u>Shower Room:</u>	1.9m (6.2') x 1.9m (6.2') Double glazed frosted window to rear. Ceiling spotlights. Fully tiled walls. low level W/C. Pedestal wash hand basin. Towel Rail. Shower cubicle with 'power shower'. Fully carpeted throughout.
<u>Rear Garden:</u>	Approx 100ft Mainly laid to lawn. Established shrubs. Paved patio area. South facing.
<u>Front Lawn Area:</u>	Established shrubs. Garage to side with up & over door. Driveway for off road parking.
<u>Additional Information:</u>	Dartford back borough Council Band D.

Estate Agents Commercial Agents Lettings Chartered Surveyors Valuers Insurance

Open 7 days a week

Harpers House, 8 Bexley High Street, Bexley, DA5 1AD

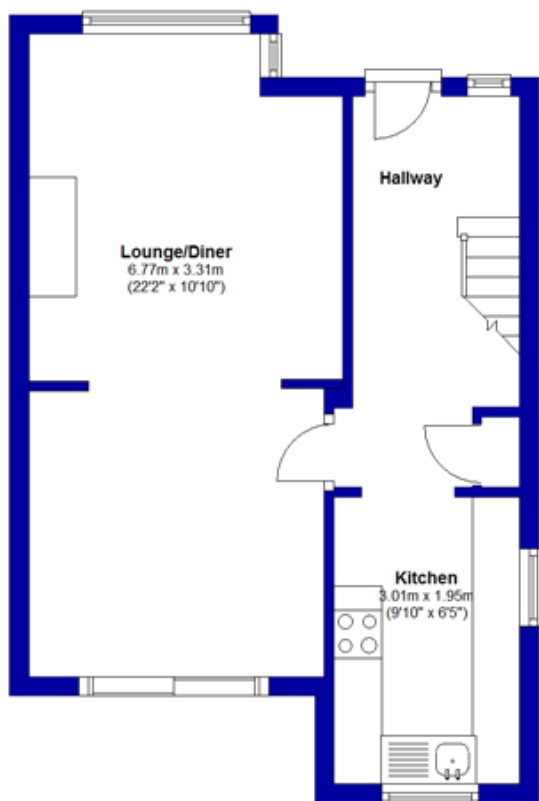
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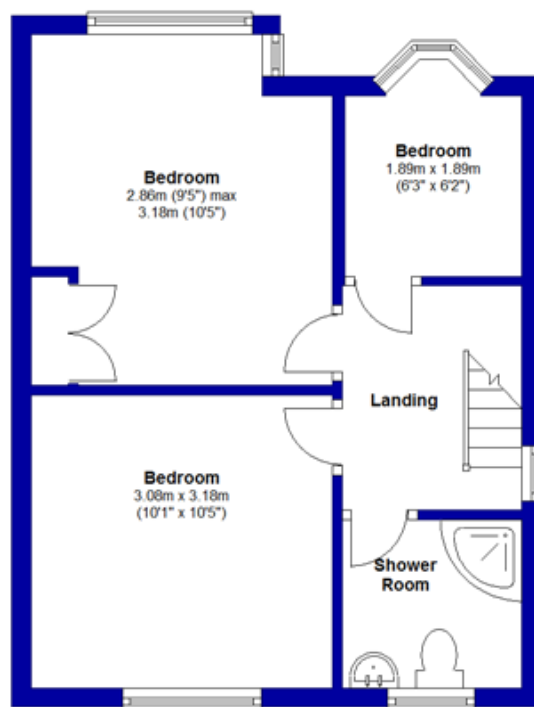




Ground Floor



First Floor



THE PROPERTY MISDESCRIPTIONS ACT 1991

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.

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