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- * THREE BEDROOM DETACHED * ENTRANCE PORCH *
- * LARGE CONSERVATORY TO REAR * OFF ROAD PARKING *
- * HIGHLY SOUGHT AFTER LOCATION *
- * CATCHMENT FOR WILMINGTON & DARTFORD GRAMMAR SCHOOLS *
- * DOWNSTAIRS CLOAKROOM *



17 Broad Lane
Wilmington, DA2 7AQ

Guide Price £625,000-£650,000

Village Estates are delighted to offer to the market this **THREE BEDROOM DETACHED HOUSE**. Located within the catchment of several extremely sought after primary & secondary schools (Wilmington and Dartford Grammar Schools). The accommodation on offer comprises: **GROUND FLOOR:** Entrance Porch, Living Room, Office/Study, Kitchen, Utility Room, Conservatory, Cloakroom/Toilet, Dining Room and Garage. **FIRST FLOOR:** Bedroom One, Bedroom Two, Bedroom Three & Family Bathroom with Shower. Further benefits are Large Garden, Off-Road Parking and Potential to Extend (STPP) - Your earliest viewing is advised.



EPC TBC
COUNCIL TAX BAND F

GROUND FLOOR
1003 sq.ft. (93.2 sq.m.) approx.

1ST FLOOR
476 sq.ft. (44.2 sq.m.) approx.



TOTAL FLOOR AREA: 1479 sq.ft. (137.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, 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 here are not tested and no guarantee as to their operability or efficiency can be given.
Made with Metrage 12/2021

We understand this property is Freehold.

VIEWING:

Via **Village Estates** on 01322 522111
Monday to Friday 9am-6pm, Saturday 9am-5pm

SELLING YOUR HOME?

If you are thinking of selling your own property, **VILLAGE ESTATES** will be pleased to provide you with a free market appraisal for sale purposes and professional marketing advice **FREE OF CHARGE, WITHOUT OBLIGATION**. Call one of our experienced sales staff on 01322 522111.

Whilst we endeavour to make our sales details reliable and accurate they should not be relied on as representations or statements of fact, and do not form any part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made by us to the effect that the information provided has not been verified. If there are any other points which are of particular importance to you, we would be only too happy to check the information and indeed confirm the availability of the property. Please contact the above office to arrange a convenient viewing appointment.