

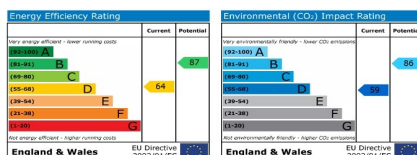
**For Sale: Priory Road DA1**  
**4 Bedroom Detach House**  
**Price: OIEO £385,000.00**



**Estates Ltd**  
**Property Sales and Management**



**For Sale**  
**Priory Road**  
**OIEO: £385,000.00**  
**Dartford DA1**



**E & C Estates: are proud to present this**  
**4 Bedroom Detach House in Dartford**

**Viewing by appointment only**  
**E & C Estates**  
**Tel: 01322 227 528**  
**57 Hythe Street, Dartford, DA1 1BG**

**E & C Estates Ltd are delighted to bring to the sales market this substantial 4 bed family home situated in the heart of Dartford DA1 and offers excellent space for a family to live in. The detached property situated on a corner plot offers four spacious double bedrooms with one on the ground floor and three bedrooms on the first floor. This family home also benefits from 2 bathrooms, a ground floor bathroom and a 3 piece family bathroom located on the first floor. A separate guest WC can also be found on the ground floor. The fitted kitchen has enough space for a dining table with 6 chairs, a spacious pantry and loads of storage compartments.**

**On the ground floor you will find a cosy sitting room with bay windows to front and side. The ground floor also has a spacious hallway, access to rear courtyard with a lock up tool shed and private garden housing a lovely Pergola for outdoor relaxation. The property benefits from off street parking with spacious drive for up to 3 vehicles, Gas central heating with a modern combination boiler and double glazed windows.**

**This is a lovely house in a superb location of West Dartford and within easy reach of local bars, restaurants, leisure centres, parks and shops on Dartford high street: Catchment area for excellent Grammar Schools, good transport links via Dartford and Crayford Train Stations offering approximately 35 minute journeys into Central London. The A2, M2, and M25 Motorways are also close by. There is plenty of opportunities for expansion sideways and upwards loft conversion subject to planning permission.**

**This will make an excellent purchase for a family looking to up size, first time buyers or Property Investors. Please call our sales team to book a viewing now.**

**Measurements:**

**Sitting Room: 13'8" x 12'2" (4.2m x 3.6m)**

**Fitted Kitchen/Diner: 12'3" x 10'9" (3.7m x 3.3m)**

**Bedroom 1: 17'8" x 10'3" (5.4m x 3.1m)**

**Bedroom 2: 15'3" x 12'8" (4.6m x 3.8m)**

**Bedroom 3: 13'8" x 10'4" (4.1m x 3.1m)**

**Bedroom 4: 11'8" x 10'6" (3.6m x 3.2m)**

**Family Bathroom: 9'7" x 5'6" (2.9m x 1.7m)**

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.