

**For Sale: Elm Road, Dartford  
3 Bed Semi Detached House**

**£325,000**



**Estates Ltd**

**Property Sales and Management**



**E & C Estates:** are proud to present this  
Stunning property located in Dartford with no Chain.

**Viewing by appointment only  
E & C Estates**

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**E & C Estates** are proud to present in excellent condition this spacious newly renovated three bedroom semi-detached property to avoid disappointment call us on 01322 227 528

- No chain
- Newly refurbished
- Large garden
- Light and spacious new kitchen overlooking the garden
- 2 New bathrooms
- Dining room
- Double glazing/ Central heating
- Parking for 2/3 cars
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### **Description**

**E & C Estates** are proud to present in excellent condition this spacious newly renovated three bedroom semi-detached property. Situated conveniently for sought after schooling, Bluewater shopping centre & Darent Valley Hospital. Providing off road parking for two vehicles and driveway to large garden modern Kitchen & 2 Bathrooms, cloakroom, double glazed windows, central heating. Viewings come highly recommended.

**Entrance:** Porch, meter cupboard, radiator, cream walls, new carpet—leading to stairs and front room

**Lounge:** 11'26 x 16'06 Spacious lounge, windows to front, working fireplace, radiator, cream walls, new carpet—door leading to dining room.

**Kitchen:** 8'98 x 9'52 New kitchen, cream wooden units, windows to the rear and side and door leading to the garden

**Dining room:** 19'25 x 9'43 cream walls, radiator, window to side, new carpet—leading to bathroom

**Bathroom:** 6'28 x 6'34 new cream bathroom suit with bath, cream tiles, radiator, Window to rear.

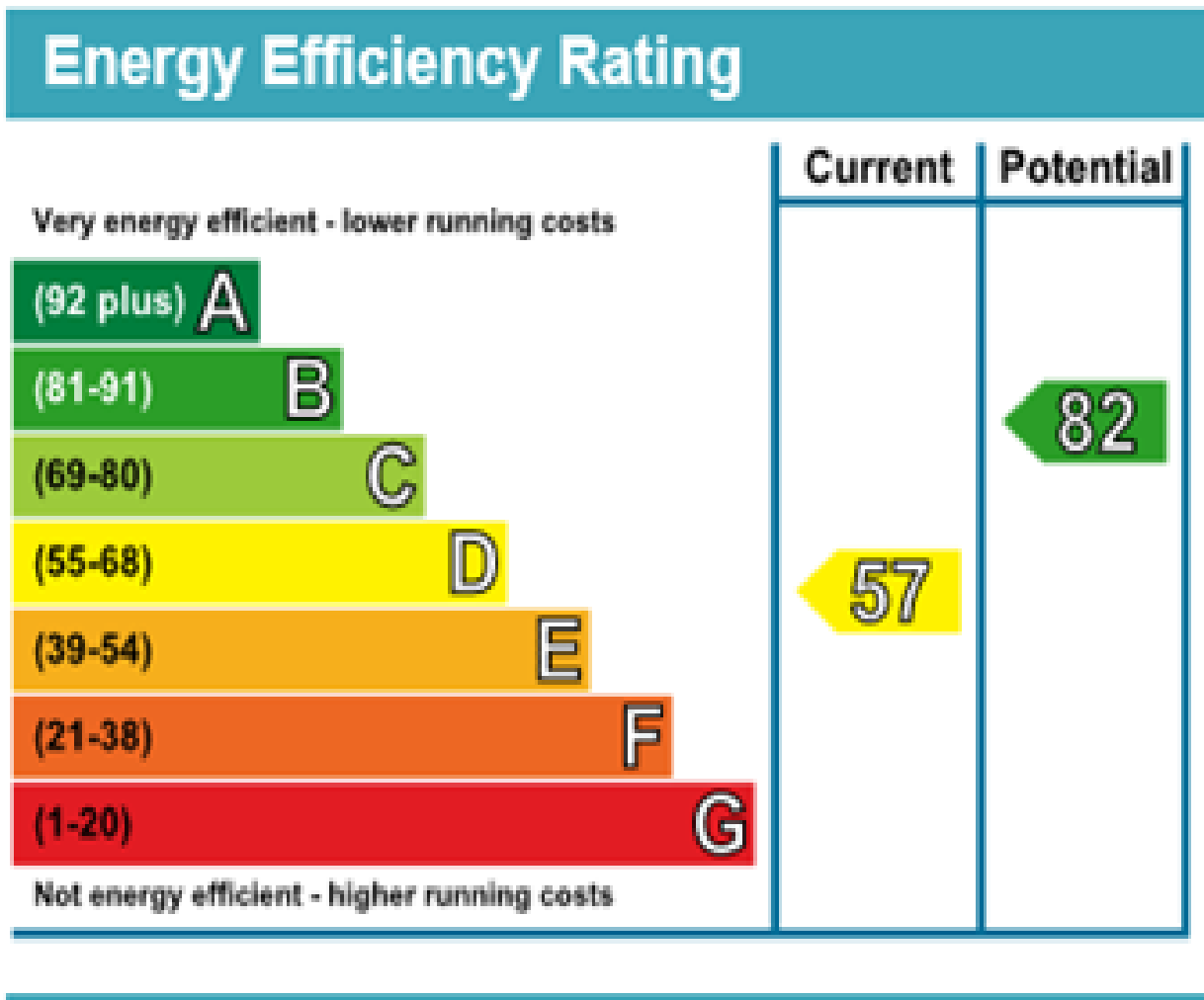
**Bedroom 1:** 16'38 x 11'40 cream walls, new carpet, radiator and window to front.

**Bedroom 2:** 9'63 x 10'60 cream walls, new carpet, radiator and window to rear.

**Bedroom 3:** 8'41' x 6'39 cream walls, new carpet, radiator and window to rear.

Rear Garden: 88'50 x 26'32 Massive garden with a patio area and lawn, shared driveway.

Front of property: Parking for 2 cars at the front of the property and a shared driveway leading to the back garden.



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.