



Price
£475,000

Freehold

3x  2x  2x 

**Patterdale Road,
Dartford, Kent, DA2**

OVER 60?

Secure this property
for up to **59% less!**

Wards
Helping you move forwards



Main features

- **Lovely semi-detached house with en-suite**
- **No onward chain**
- **Ground floor extension**
- **Multi purpose outbuilding with sink and associated plumbing**
- **Great family orientated location with excellent access to local schooling**

Accommodation

GROUND FLOOR

- Entrance Porch
- Entrance Hallway
- Lounge: 14'3 x 10'4 (4.35m x 3.15m)
- Kitchen: 16'8 x 7'8 (5.08m x 2.34m)
- Dining Area: 10'3 x 8'7 (3.13m x 2.62m)
- Garden Room: 17'5 x 10'5 including en-suite (5.31m x 3.18m)

En-suite Shower Room

FIRST FLOOR

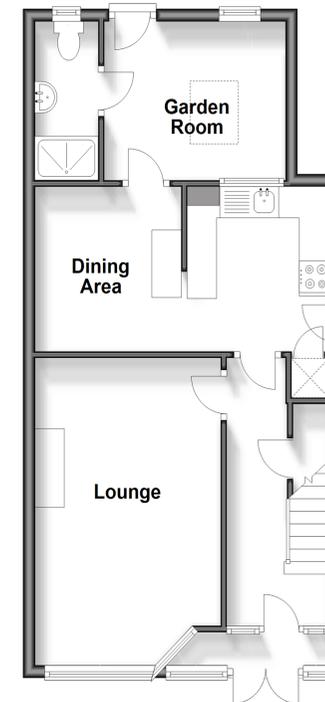
- Landing
- Bedroom 1: 10'5 x 10'2 (3.18m x 3.10m)
- Bedroom 2: 10'4 x 8'8 (3.15m x 2.64m)
- Bedroom 3: 7'0 x 6'4 (2.14m x 1.93m)
- Bathroom: 7'7 x 5'2 (2.31m x 1.58m)

OUTBUILDING

- Room 1
- OUTSIDE
- Driveway
- Rear Garden

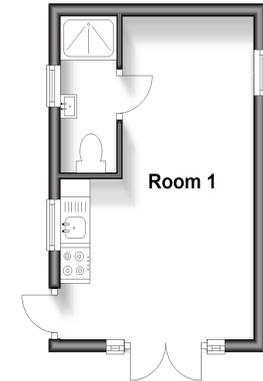
Ground Floor

Approx. 49.2 sq. metres (529.6 sq. feet)



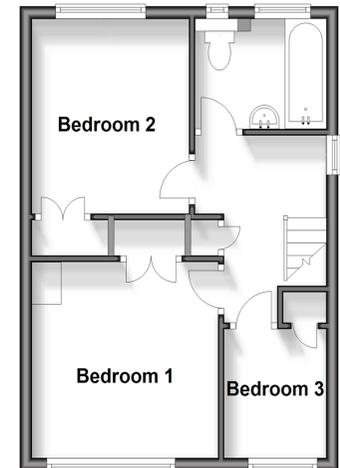
Outbuilding

Approx. 16.8 sq. metres (181.0 sq. feet)



First Floor

Approx. 34.9 sq. metres (375.4 sq. feet)



Call Dartford - 01322 288211 ■ wardsofkent.co.uk

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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