



**Price**  
**£350,000**

**Freehold**

2x  1x  1x 

**Walnut Tree Avenue,  
Dartford, Kent, DA1**

**OVER 60?**

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

*Wards*  
Helping you move forwards





## Main features

- Well presented end of terrace house
- Excellent school catchment area
- Short walk to Dartford town centre
- Short drive to motorway network and Dartford train station
- Well planned and maintained rear garden with side access

## Accommodation

### SPLIT LEVEL GROUND FLOOR

Lounge: 20'0 x 14'5 (6.10m x 4.40m)

Kitchen/Diner: 14'0 x 11'2 (4.27m x 3.41m)

### FIRST FLOOR

Landing

Bedroom 2: 11'7 x 7'1 (3.53m x 2.16m)

Bedroom 1: 13'3 x 7'9 (4.04m x 2.36m)

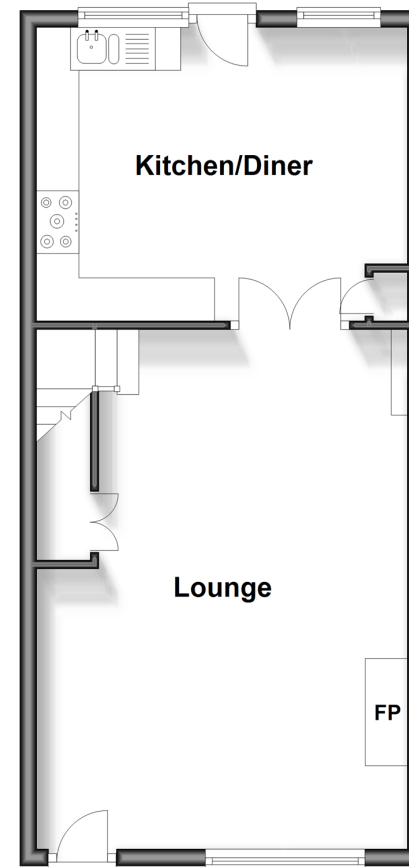
Shower Room: 8'5 x 4'2 (2.57m x 1.27m)

### OUTSIDE

Rear Garden

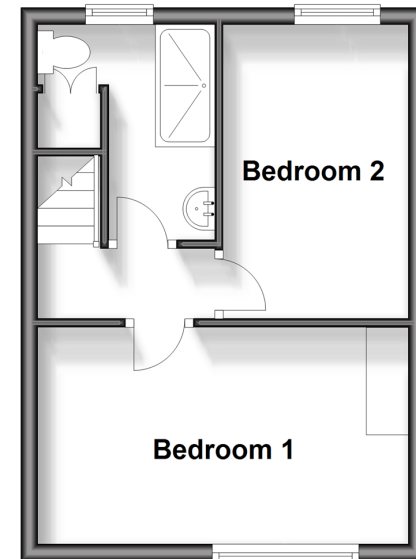
### Split Level Ground Floor

Approx. 41.9 sq. metres (450.6 sq. feet)



### First Floor

Approx. 26.5 sq. metres (285.0 sq. feet)



**Call Dartford - 01322 288211 ■ [wardsofkent.co.uk](http://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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