



**Guide Price**  
**£425,000**

**Freehold**

2x  2x  1x 

**Fulwich Road, Dartford,  
Kent, DA1**

**OVER 60?**

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

*Wards*  
Helping you move forwards

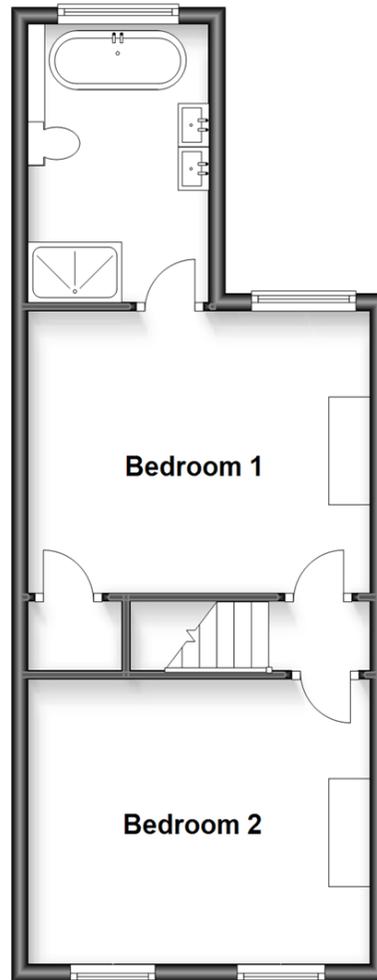
## Ground Floor

Approx. 58.5 sq. metres (629.9 sq. feet)



## Split Level First Floor

Approx. 38.2 sq. metres (411.3 sq. feet)



## Accommodation

### GROUND FLOOR

Hall

Lounge: 13'5 x 9'8 (4.09m x 2.95m)

Kitchen/Diner: 24'6 x 12'10 (7.47m x 3.91m)

Downstairs Shower Room: 9'11 x 3'3 (3.02m x 0.99m)

Utility Room

Conservatory: 10'5 x 10'4 (3.18m x 3.15m)

### SPLIT LEVEL FIRST FLOOR

Bedroom 1: 14'2 x 10'8 (4.32m x 3.25m)

En-Suite Bathroom: 9'10 x 6'9 (3.00m x 2.06m)

Bedroom 2: 14'2 x 10'8 (4.32m x 3.25m)

### OUTSIDE

Front Garden

Rear Garden

Summer House

Outbuilding with Cloakroom

Hot tub



## Main features

- Executive extended family house with oak wood floors
- No expense spared throughout
- Beautiful landscaped garden with outbuilding and hot tub
- En-suite to main bedroom and downstairs shower room and utility
- Ideal for train station, bus routes, town centre and local amenities



### Nearest Schools

Primary Schools: St Anselm's Catholic Primary 0.5 miles, The Gateway Primary 0.9 miles, Temple Hill Community Primary and Nursery School 0.9 miles

Secondary Schools: The Leigh Technology Academy 0.9



### Transport Information

Train Stations: Dartford 0.8 miles, Stone Crossing 2.0 miles, Greenhithe 2.8 miles



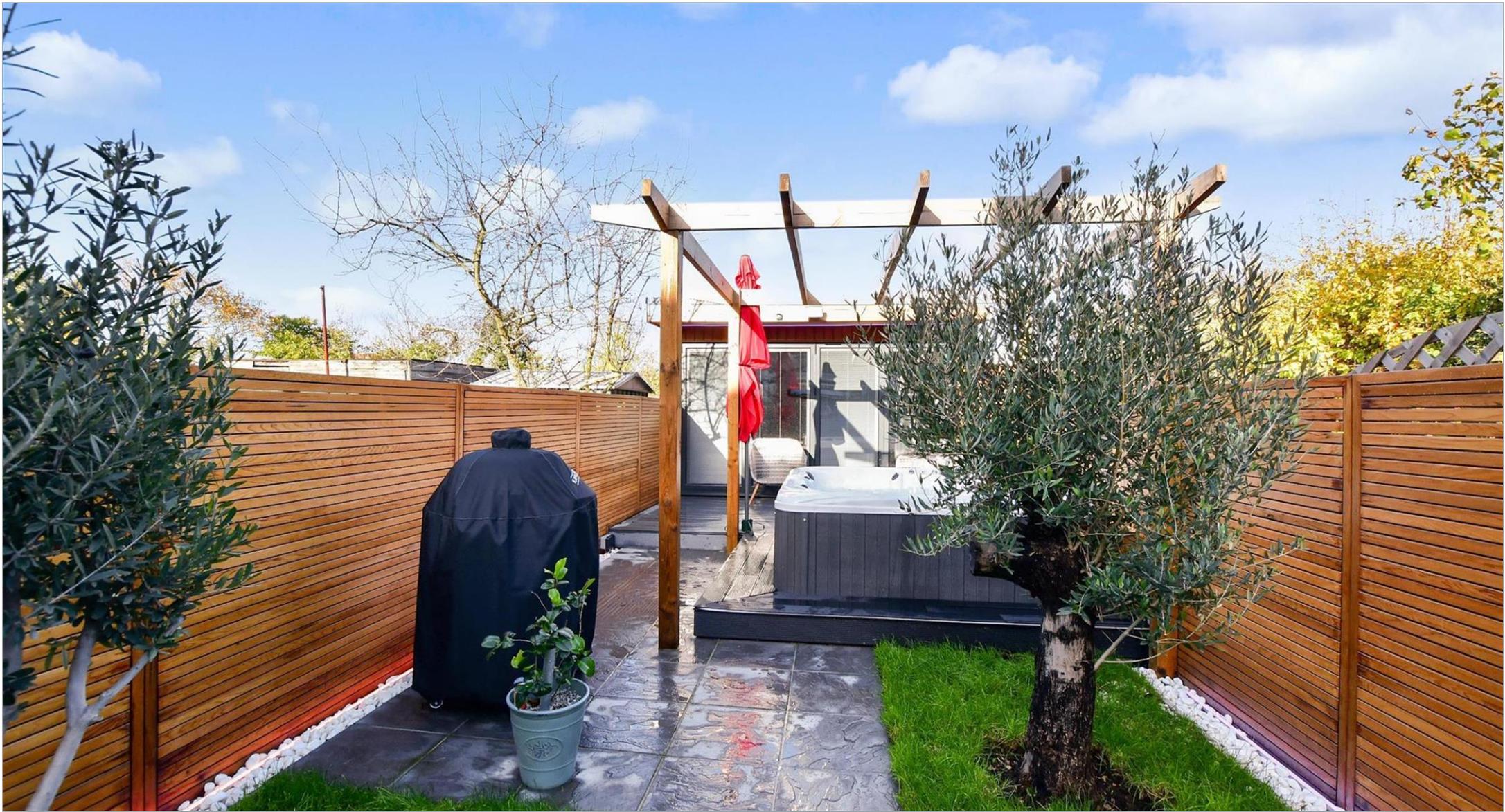
### Address

Fulwich Road, Dartford, Kent, DA1



### Directions

For directions to this property please contact us.



**Wards**  
Helping you move forwards

Call Dartford Branch 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.

EPC RATING	CURRENT:	POTENTIAL:
	C(75)	B(89)

10544972/20230405/LH/LH