



Gore Road, Dartford, DA2 6LY
Guide price £550,000

TC **Town & City**
Homes

GUIDE PRICE £550,000 - £600,000

This attractive 'Victorian' style home is larger than some four bedroom detached properties with nearly 2000 sqft of accomodation. The layout is very flexible as you will see and offers many benefits to families. Viewing is strongly recommended to fully appreciate this home so call today and book in for our OPEN HOUSE!



This spacious property will suit a growing family as there is plenty of space and different rooms for everyone to spread out. The layout could also suit those who have elderly parents and wish them to live with them.

There are four/five separate reception rooms on the ground floor along with the kitchen, a super-sized utility room (which could be another kitchen if required), and a laundry room. In my opinion, the right-hand side of the home could be converted into a self-contained annex if required. This would be perfect for teenagers or elderly parents that would benefit from having their independence.

Upstairs you currently have three very large bedrooms with two bathrooms and a loft room. There is scope to change this back to a four-bedroom by adding the wall back into the main bedroom dividing the dressing area.

Outside there is a glorious garden with a storage/greenhouse/workshop area that will be the dream for the right person looking for this type of space. It is truly one of a kind, bespoke store!

This is a wonderful home so call Town and City Homes today to book your viewing and avoid missing out.

Location:

Location is an essential factor to consider when buying a property, and this property ticks all the boxes. Situated in a prime location, this property is just a 5-minute drive from the A2 and M25 and only 10 minutes from the M20, making it an ideal location for commuters who need easy access to major roads and highways. This property is also located near excellent primary and secondary schools, including the highly sought-after Dartford Grammar

School. For those who enjoy walking or have dogs, the nearby Darenth area offers great walking areas with beautiful scenery and fresh air. In addition to the great location, this property is also close to local amenities, including the Dartford train station, which is part of the Oyster network, providing easy access to London in just 25 minutes. If you need to cross over into Essex via the Dartford Bridge, residents are lucky enough to receive a discount on the toll.

Porch

Entrance Hall

Living Room 12' x 11'8 (3.66m x 3.56m)

Sitting Room 12' x 11'4 (3.66m x 3.45m)

Dining Room 10'10 x 5'10 (3.30m x 1.78m)

Reception Room 10'10 x 9'3 (3.30m x 2.82m)

Kitchen 22'3 x 6'10 (6.78m x 2.08m)

W/C

Utility Room 9'7 x 8' (2.92m x 2.44m)

Store Room 12' x 6'9 (3.66m x 2.06m)

Laundry Room/Study 11' x 8'4 (3.35m x 2.54m)

Garden Room 9'4 x 7'6 (2.84m x 2.29m)

Landing

Main Bedroom 18'9 x 10'5 (5.72m x 3.18m)

Dressing Room 8'8 x 5'8 (2.64m x 1.73m)

Bedroom Two 11'7 x 9' (3.53m x 2.74m)

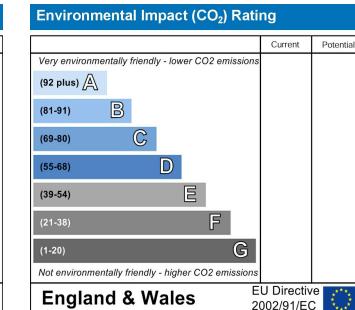
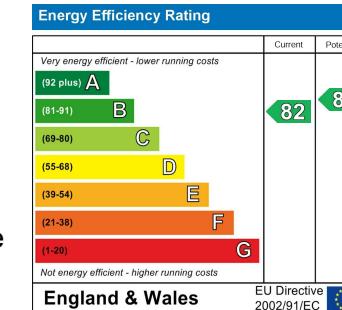
Bathroom 6'5 x 6' (1.96m x 1.83m)

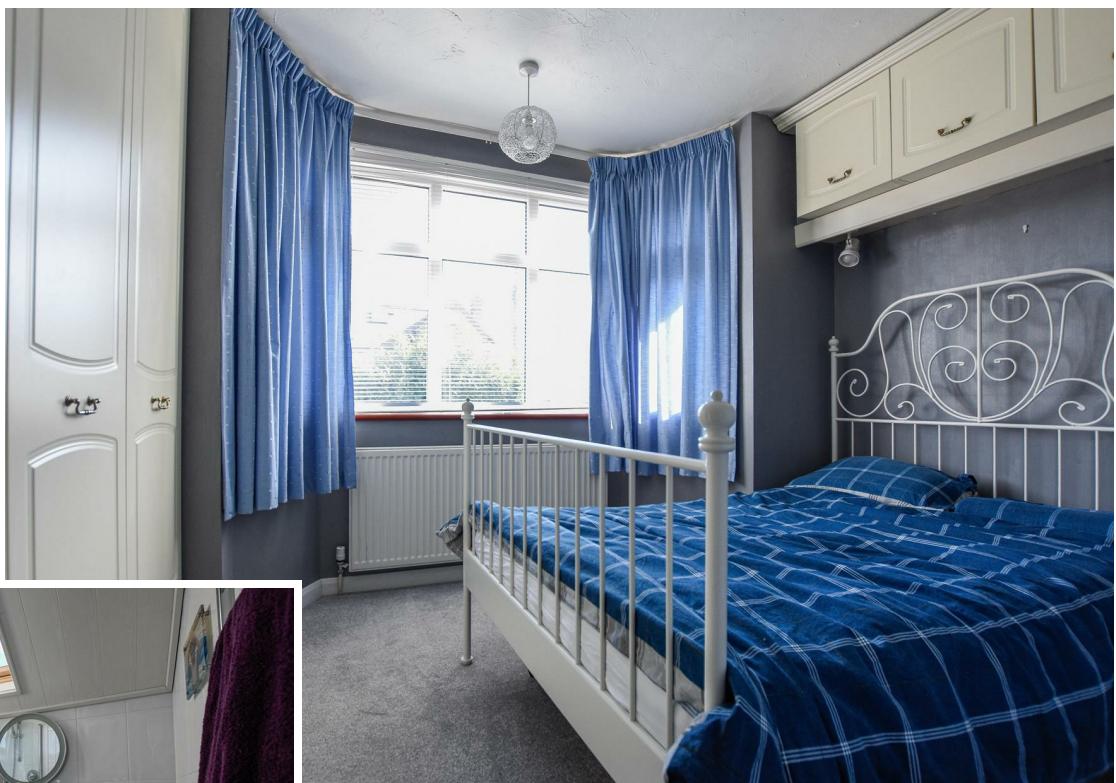
Bedroom Three 14'2 x 6'9 (4.32m x 2.06m)

Bathroom Two 7'6 x 6'7 (2.29m x 2.01m)

Loft Room 17'8 x 7'5 (5.38m x 2.26m)

Garden









1ST FLOOR
670 sq.ft. (62.2 sq.m.) approx.



2ND FLOOR
131 sq.ft. (12.2 sq.m.) approx.



TOTAL FLOOR AREA : 1986 sq.ft. (184.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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