



**50 Darenth Park Avenue, Dartford
Kent DA2 6LX
£700,000**

OFFERED CHAIN FREE IS THIS EXTENDED FIVE BEDROOM FOUR BATHROOM THREE STOREY DETACHED HOUSE

.....Comprising porch, entrance hall, downstairs cloakroom, fitted kitchen with integrated appliances and utility room with door to the garden. Spacious lounge, dining room and conservatory to the ground floor.

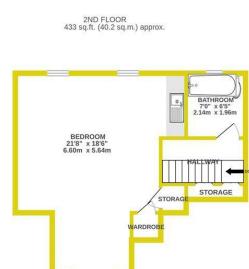
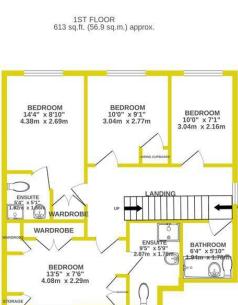
To the first floor is the master bedroom with fitted wardrobes and en-suite shower, second bedroom with en-suite shower, a family bathroom and two further bedrooms. To the top/second floor of the house is another family bathroom and open plan bedroom, lounge with kitchenette area.

To the rear is a secluded rear garden and the house also offers a garage with off street parking for two cars.

This property must be viewed to fully appreciate its location and versatile accommodation.

Situated on the Darenth Village Park development and overlooking paddocks as well as the Darenth Country Park. It offers great access to the M25, A2, Ebbsfleet Station and is within catchment areas for Dartford Grammar Schools. Bluewater Shopping Centre is also close by.





TOTAL FLOOR AREA - 1793 sq.ft. (166.6 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 misdescription. The floorplan is for guidance only and must not 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.
Made with Hemplex 02022

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B	78	
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A		
(81-91)	B	75	
(69-80)	C	65	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			