



## Lingfield Avenue, Dartford DA2 6AP

**Offers Over £475,000**

Based on the outskirts of Dartford town centre is this stunning three bedroom semi-detached home, offering an abundance of fantastic features to offer the lucky new homeowners. With a dual aspect lounge diner, a conservatory overlooking the extensive rear garden, and three well-sized bedrooms, this isn't just your standard three bedroom house.

As you walk through the property you have a dual aspect lounge to your right which is split up into three segments; the lounge with a bay window to the front, the dining room with feature fireplace in the middle, and then to the rear a versatile space that could be used as either a study area, play area or even an extra living space, with the additional benefit of double doors onto the rear garden. You will also find the modern fitted kitchen with direct access to the garage, utility area, WC and a conservatory on the ground floor.

To the first floor you will find three bedrooms, two of which are double in size and the modern family bathroom. Although the current owners have done a lot to this home, there is still a vast amount of potential to grow and extend, subject to the relevant planning permissions.

Externally, this home offers a large rear garden with paved patio area; plus integral garage and off road parking to the front.

Located with easy access to the M25 motorway, Dartford railway station and other transport links, this property is a commuter's dream as you can be at London Liverpool Street within 40 minutes; this home is also located close by to Darenth Valley Hospital. In addition, this property is conveniently situated with easy access of local amenities and shopping centre's including; Dartford town centre and Bluewater shopping centre; as well as being within catchment areas for multiple primary and secondary schools such as; the Brent Primary School, Dartford Primary Academy, and the Leigh Academy.





