

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		99
(81-91)	B		
(69-80)	C		
(55-68)	D		53
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Selwyn Hawley Road DA1 1PU

Approximate Gross Internal Area
 Ground Floor = 80.0 sq m / 862 sq ft
 First Floor = 63.6 sq m / 686 sq ft
 Total = 143.6 sq m / 1548 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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HAWLEY ROAD
DARTFORD DA1 1PU
 Guide price £800,000



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.





Discover the enchanting charm of countryside living with this beautifully refurbished 3-bedroom detached home, ideally positioned in a semi-rural setting on the outskirts of Sutton at Hone, near Dartford. Set on a substantial plot of approximately 1/3 of an acre, this property offers both privacy and expansive space, presenting a perfect blend of tranquility and convenience.

As you approach the property, the first thing you'll notice is the stunning, unspoiled views of the surrounding fields, which paint a picturesque backdrop that changes with the seasons. The home itself has been thoughtfully refurbished in recent years, combining modern comforts with the unique character of its rural surroundings.

Inside, the house features three welcoming reception rooms, offering flexible spaces for family gatherings, dining, and relaxation. The large upstairs bathroom serves the three well-proportioned bedrooms, providing a peaceful retreat and views over the scenic landscape.

The property's substantial grounds offer a huge amount of potential for expansion (subject to planning permissions), making it an ideal choice for those looking to tailor a home to their own needs. Whether you envision a larger living space, a home office, or additional recreational areas, the possibilities are vast and varied.

Outside, the ample off-street parking ensures convenience for both residents and guests, complementing the home's accessibility. Despite its serene location, the property benefits from great access to major transport links including the M25 and is just a short drive from the renowned Bluewater Shopping Centre, adding a touch of urban convenience to rural living.

This home is a rare gem that offers the perfect escape from the hustle and bustle of city life, without sacrificing accessibility. It's an ideal sanctuary for those seeking space, peace, and the opportunity to create a bespoke living environment in a stunning setting.

3 BEDROOMS • 3 RECEPTION ROOMS • 1 BATHROOMS

HAWLEY ROAD

DARTFORD DA1 1PU

- 3 BED DETACHED HOUSE
- APPROXIMATELY 1/3 OF AN ACRE PLOT
- HUGE POTENTIAL AND ROOM TO EXTEND SUBJECT TO PLANNING CONSENT
- AMPLE OFF ROAD PARKING
- SEMI RURAL LOCATION
- GREAT ACCESS TO M25 AND BLUEWATER SHOPPING MALL
- COUNCIL TAX BAND E
- 1548 SQ FT
- EPC - E

