

**01322 666452**

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Brookbanks are pleased to offer this fine two bedroom Victorian mid terrace cottage house, situated in the ever popular location of South Darenth. This ideal quiet village offers local shops, pubs and easy access to Farningham station. The property benefits from double glazing, central heating, two working fires, two reception rooms, oven, hob and extractor fan, downstairs bathroom, double bedrooms and a 95’ rear garden. So if you’re a first time buyer looking to get on the property ladder then this is the house for you. Book your appointment today before it’s too late. 01322 666452. No Forwarding Chain.

**Guide Price £265,000**

**New Road**

South Darenth, DA4 9AT

**Enclosed Porch**

Double glazed door with double glazed windows.

**Entrance**

Partly glazed frosted entrance door.

**Lounge** *11' 4'' x 11' 0'' (3.45m x 3.35m)*

Double glazed window to front. Laminate wood flooring. Brick built working fire place.

**Dining Room** *14' 2'' x 11' 3'' (4.31m x 3.43m)*

Double glazed door leading to garden. Varnished wood flooring. Coved ceiling. Wood surround fire place with working fire. Double radiator.

**Kitchen** *13' 11'' x 6' 6'' (4.24m x 1.98m)*

Double glazed window to side. Double glazed frosted door leading to garden. Vinyl flooring. Coved ceiling. Single drainer sink unit with mixer taps. Range of wall and base units with built in oven hob and extractor fan. Plumbing for washing machine.

**Bathroom** *7' 2'' x 6' 4'' (2.18m x 1.93m)*

Double glazed window to side. Vinyl flooring. Double radiator. Extractor fan. Panel bath. Separate shower over bath. Low level w/c. Pedestal hand wash basin. Tiled splash back. Chrome heated towel rail.

**Landing**

Carpet.

**Bedroom 1** *11' 5'' x 10' 6'' (3.48m x 3.20m)*

Double glazed window to front. Carpet. Double radiator. Access to loft. Two built in storage cupboards.

**Bedroom 2** *11' 5'' x 10' 9'' (3.48m x 3.27m)*

Double glazed window to rear. Carpet. Double radiator. Built in storage cupboard. Boiler cupboard.

**Garden** *95'*

Paved area. Astro turf grass. Paved area to rear. Brick built shed. Light. Outside tap.

*Viewers notes...*

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if travelling some distance. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order. Please be advised that some of the particulars may be awaiting vendor approval. Please contact the branch who can provide confirmation if required.

**EPC Rating: D**

**Council Tax Band: C**

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