

SELLING & RENTING  
HOMES  
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LAND ESTATES  
SALES, LETTINGS & MANAGEMENT



## WOODSIDE DRIVE DARTFORD

FREEHOLD

**£750,000**

- Spacious four bedroom home.
- Double Garage.
- Utility room and ground floor W/C.
- Close proximity to a variety of amenities.
- Close proximity to Bexley Train Station.
- Private Driveway.
- Two Bathrooms.
- Two reception areas.
- Short walking distance to a variety of schools.

Land Estates are pleased to present this spacious, four bedroom home located in Dartford.

Before you enter the property you are met with a double garage and a private driveway, making this ideal for families with multiple vehicles.

The ground floor of the property has an entrance hall, a open kitchen/ dining area which leads to both the utility room and garage and two well sized reception areas.

To the first floor, you will note two spacious double bedrooms which are all a great size, a single bedroom and also the family bathroom.

Lastly, the top floor which leads into the last bedroom, this would be the master bedroom, benefiting with a private en suite.

This house also benefits from a spacious garden.

This property is located in a very desirable area in Joydens Wood. The area offers a fantastic range of local amenities, including a variety of schools, parks, shops, cafés, and everyday conveniences. Also contains excellent transport links; closest train Station being bexley, this gives easy access into London and the surrounding areas making it ideal for commuters. Joydens Wood combines a peaceful residential setting with easy access to everything needed for modern living.

To arrange a viewing please call Land Estates.





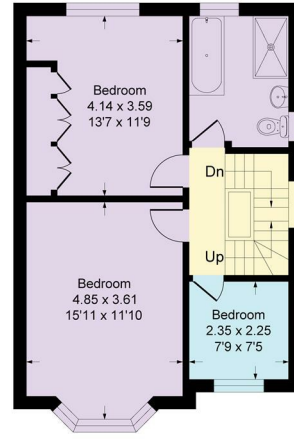
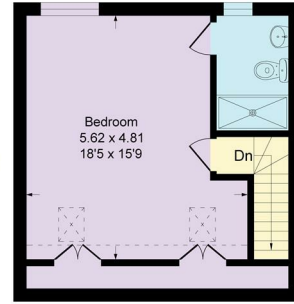
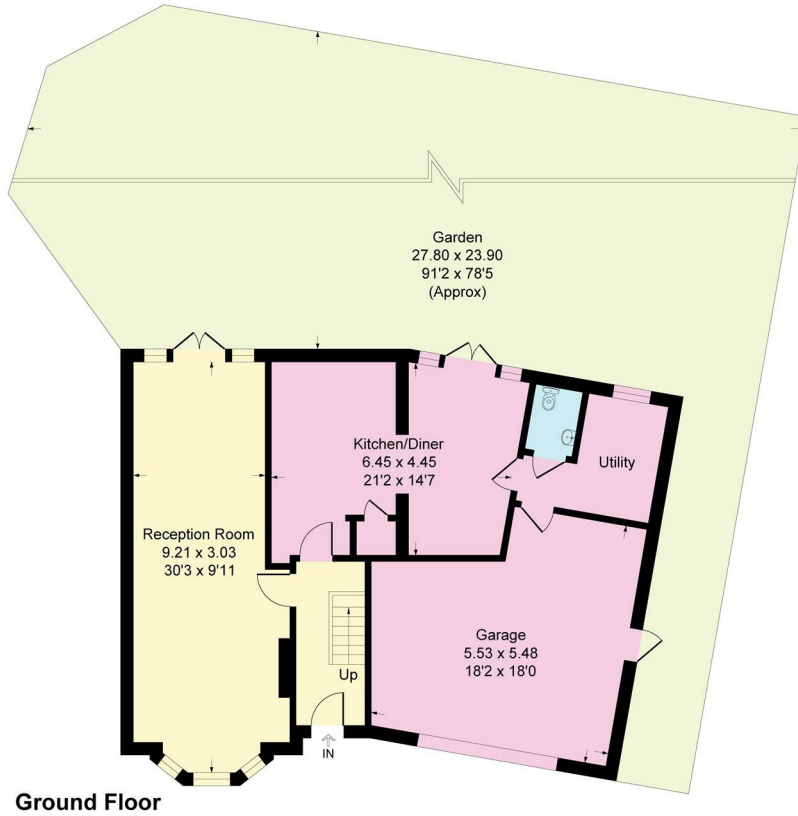
# Woodside Drive, DA2



Approximate Gross Internal Area 161.8 sq m / 1742 sq ft

Garage = 27.9 sq m / 301 sq ft

Total = 189.7 sq m / 2043 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.  
Produced By Planpix



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**EPC Rating: C    Council Tax Band: E**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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