



Connells

Austin Close
Darland



Property Description

Located on the sought-after location of Darland, this three bedroom semi detached family home enjoys a peaceful cul-de-sac setting and benefits from a generous side plot offering excellent potential for extension, subject to the necessary planning consents.

The accommodation comprises a welcoming entrance hall, spacious living room, fitted kitchen/dining area, three well-proportioned bedrooms and a family bathroom. Outside, the property enjoys front and rear gardens, with the additional land to the side providing scope for further development or enhancement.

A garage en bloc offers valuable storage and parking, while the quiet residential location is ideally placed for local schools, amenities and transport links.

This is a fantastic opportunity for families, first-time buyers and those seeking a property with future potential in a highly desirable location.



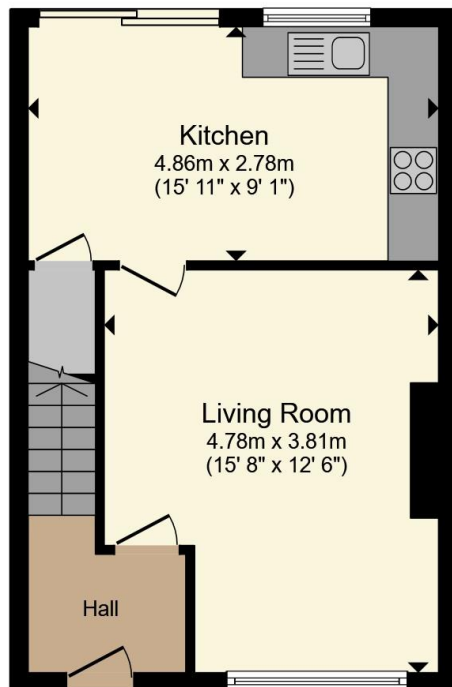
Agents Note

The property sale will be subject to receipt of Grant of Probate. Please ensure with the branch at point of interest and they will undertake to update you in the application for Grant of Probate.

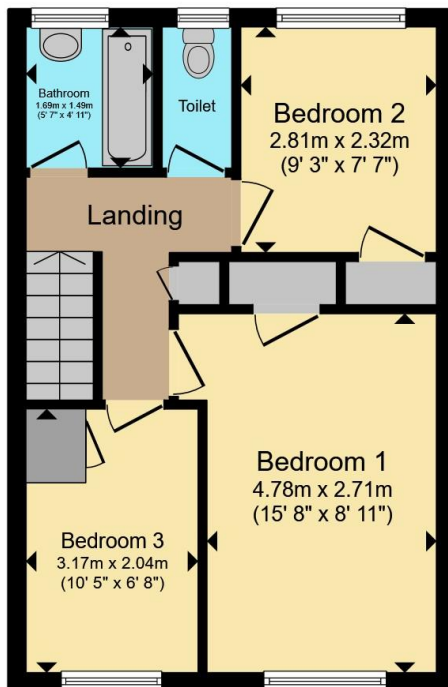
Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Ground Floor



First Floor

Total floor area 74.5 m² (801 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells



To view this property please contact Connells on

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21 High Street
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EPC Rating: D Council Tax
Band: C

view this property online connells.co.uk/Property/RAL104037

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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