



Guide Price £400,000

3 Bedroom Detached House for sale  
13 TYNDAL WAY, DARTFORD







## Overview

**GUIDE PRICE £400,000 - £425,000** This beautifully presented, detached three-bedroom, three-bathroom home, built just six years ago by Taylor Wimpey, is located on the sought-after Bridge Development. The ground floor offers a spacious living room that spans the length of the house, providing plenty of natural light and access to the rear garden through elegant French doors. The modern kitchen is designed for convenience and also has direct access to the garden via a UPVC door. A handy cloakroom



## Key Features

- Call NOW 24/7 Or Go Online to Book
- Very Popular Bridge Development
- Master Bedroom With En Suite
- Detached Family Home
- Within Catchment To Popular Grammar Schools
- On Site Amenities
- Fantastic Local Transport Links M25/A2

















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Upstairs, you'll find two generously sized double bedrooms and a versatile single bedroom, ideal for a young child, nursery, dressing room, or home office. The master bedroom is particularly spacious and features a built-in cupboard for hanging space as well as an ensuite shower room. There is also a family bathroom on this floor, with loft access from the landing for additional storage.

The garden has been designed for low maintenance, featuring a paved seating area, an outdoor bar, and convenient side access. The property is well-connected, with Dartford station nearby, serviced by the FastTrack A route which links to Bluewater, Greenhithe station, Dartford town centre, and Dartford mainline station.



The Bridge is a pioneering regeneration project alongside the Thames in Dartford that has been designed to create a thriving community where people, businesses and wildlife can call home. The Bridge offers many amenities to its community, leisure facilities, schools, play areas, parkland, convenience stores, coffee shop and also offers a fast track bus service, servicing the Bridge development and runs to Bluewater Shopping Centre and Dartford Mainline Train Station, offered to residents at a discounted rate. There really is something for everyone on this wonderful development.

Don't miss the chance to make this house your home, go online to book your accompanied viewing immediately.

#### **Living Room**

15' 5" x 10' 2" (4.70m x 3.11m)

#### **Kitchen / Dining Room**

15' 1" x 9' 11" (4.60m x 3.04m)



## **Garden**

## **Exterior**

### **Bedroom 1**

13' 5" x 10' 9" (4.10m x 3.28m)

### **Ensuite Shower Room**

8' 2" x 4' 3" (2.50m x 1.32m)

### **Bedroom 2**

7' 9" x 10' 5" (2.38m x 3.19m)

### **Cloakroom**

4' 5" x 5' 5" (1.36m x 1.66m)

### **Hallway**

8' 8" x 4' 11" (2.65m x 1.50m)

### **Landing**

5' 6" x 7' 1" (1.70m x 2.16m)

### **Bathroom**

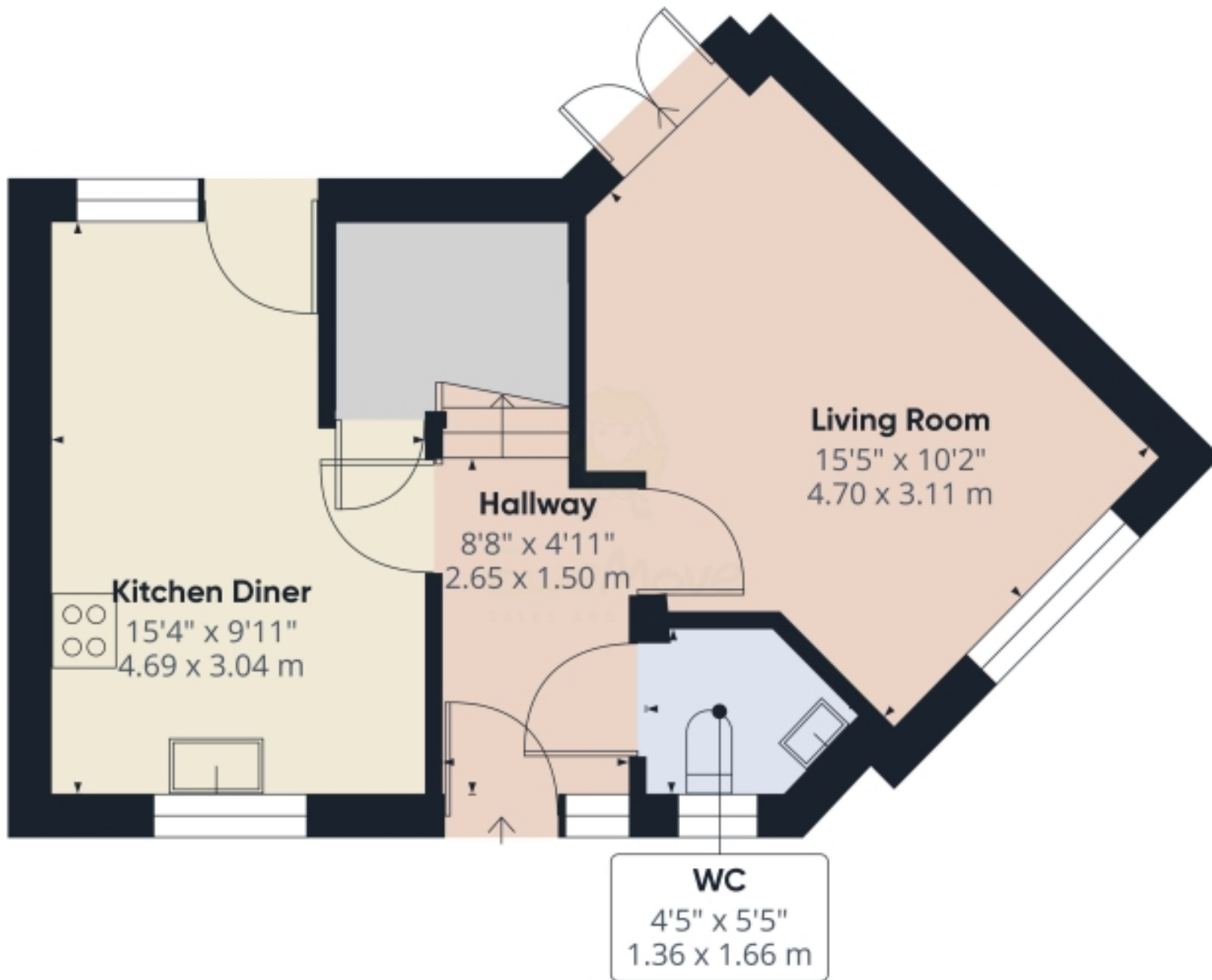
5' 6" x 6' 9" (1.70m x 2.06m)

### **Bedroom 3**

7' 3" x 7' 5" (2.22m x 2.28m)



# Floorplans



Ground Floor



Approximate total area<sup>(1)</sup>  
401.38 ft<sup>2</sup>  
37.29 m<sup>2</sup>

(1) Excluding balconies and terraces

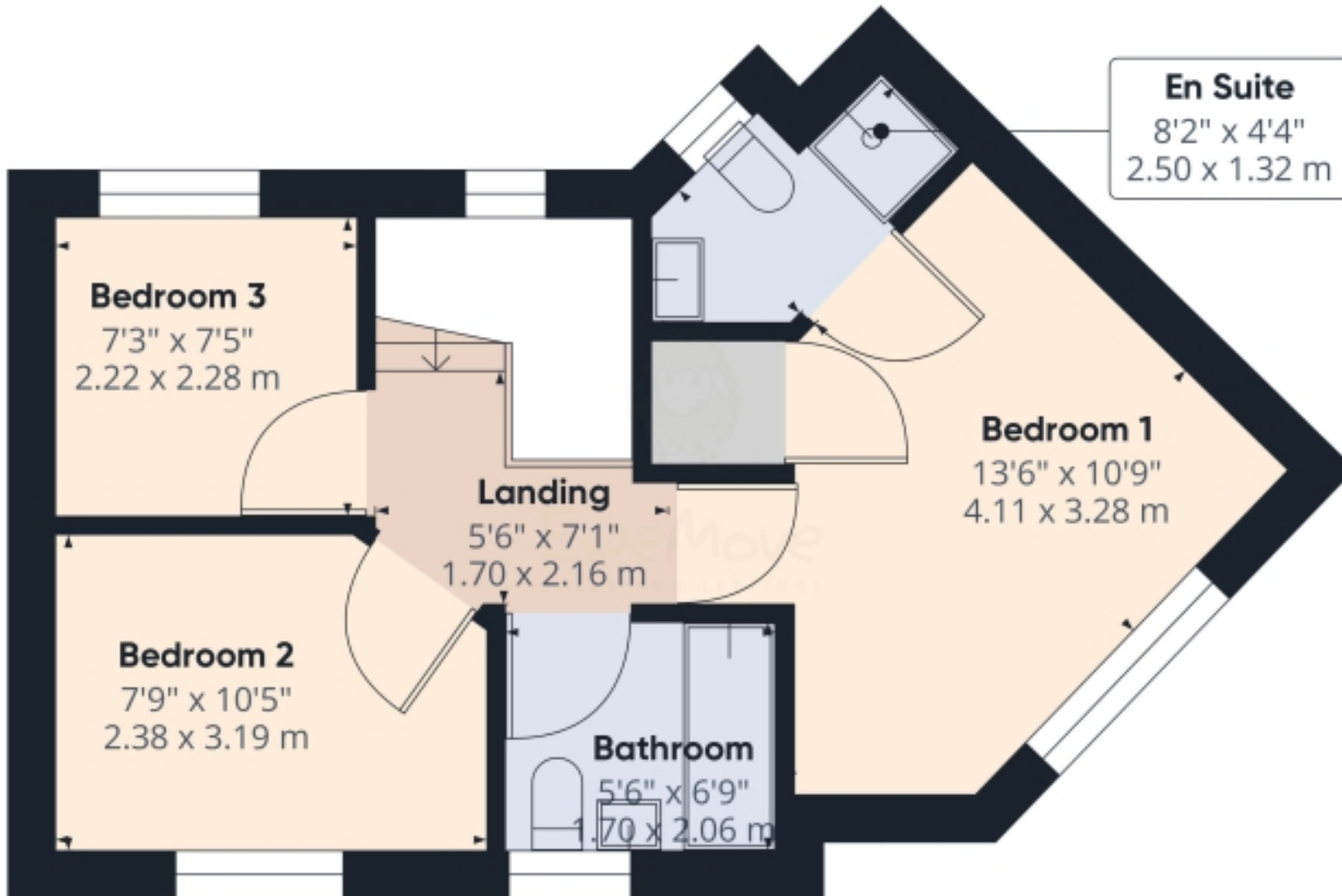
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GRAFFI360



# Floorplans



Approximate total area<sup>(1)</sup>  
358.77 ft<sup>2</sup>  
33.33 m<sup>2</sup>

(1) Excluding balconies and terraces

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# Floorplans



Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**  
 760.15 ft<sup>2</sup>  
 70.62 m<sup>2</sup>

(1) Excluding balconies and terraces

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## EPC

The EPC will be available within 28 days or the property may be exempt, please speak to us for more details.





Marketed by EweMove Dartford & Greenhithe

020 3953 8023 (24/7)  
dartford@ewemove.com

