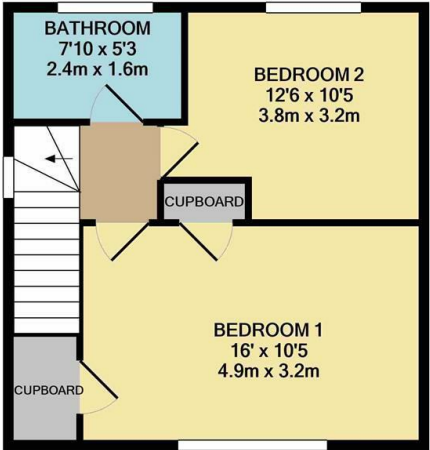


GROUND FLOOR
APPROX. FLOOR
AREA 428 SQ.FT.
(39.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 390 SQ.FT.
(36.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 819 SQ.FT. (76.1 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



ALMOND ROAD
DARTFORD

Offers Over £300,000



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Estate Agents

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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.

Anthony Martin
Estate Agents



This two bedroom semi-detached home is a must view for anyone looking for something that they can move straight in to and enjoy. The property benefits from having a spacious lounge with separate a separate fitted kitchen with dining area. The first floor offers two doubles with the master being of a very good size, as well as a modern family bathroom. Externally the property offers a driveway for two cars, and to the rear there is a very good size, tiered garden. The property is very well presented throughout. Perfect for a first time buyers looking to get on the ladder, or an investor looking to expand their portfolio.

Located on the outskirts of Dartford town centre and minutes away from Dartford mainline station makes this property fantastic for commuters or someone looking for a family home. With an abundance of good schools nearby, education is covered for all ages. The M25 / A2 has great links to all major road networks locally. Bluewater Shopping Centre is the perfect spot for entertaining, shopping and restaurants to keep you busy and is only a 10 minute drive away. Ebbsfleet International Train Station is 15 minutes drive and allows access to the buzz of London in 19 minutes, or Paris within 2 hours.

2 BEDROOMS • 1 RECEPTION ROOMS • 1 BATHROOMS

ALMOND ROAD

DARTFORD

- Two Bedroom Semi-Detached House
- Good Condition Throughout
- Large Master Bedroom
- Fitted Kitchen
- Driveway For Two Cars
- Large Garden
- Close To Amenities
- Good Transport Links
- Must View!

