

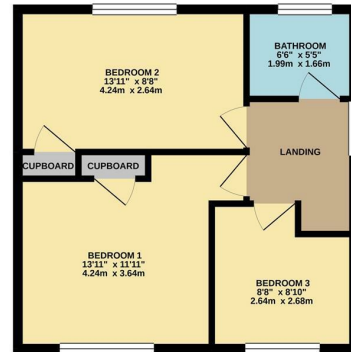
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		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	



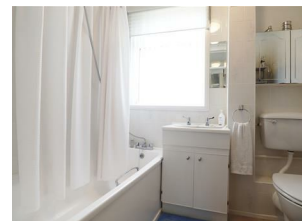
GROUND FLOOR
532 sq.ft. (49.4 sq.m.) approx.



1ST FLOOR
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA - 953 sq ft. (88.5 sq m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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16 Market Street, Dartford, Kent, DA1 1ET

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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



CASH BUYERS ONLY

**** PLEASE NOTE THIS PROPERTY IS OF BRITISH IRON AND STEEL FRAME CONSTRUCTION. **
(NON TRADITIONAL STYLE)**

Well kept 3 bed semi detached family home located in Dartford. Consists of 2 reception rooms, kitchen, utility room and WC to the ground floor and 3 bedrooms with family bathroom to the first.

It benefits from both front and rear gardens, with plenty of on street parking to front.

Within easy reach to local schools and amenities this property is priced to sell!

Call the Anthony Martin Sales Team on 01322 583 033 to book a viewing today!

3 BEDROOMS • 1 RECEPTION ROOMS • 1 BATHROOMS

KINGSLEY AVENUE

DARTFORD

- Cash Buyers Only
- BISF Non Standard Constuction
- 3 Bedroom Semi Detached House
- Downstairs W/C
- Good Transport Links
- Very Well Kept
- On Street Parking
- Ideal Investment

