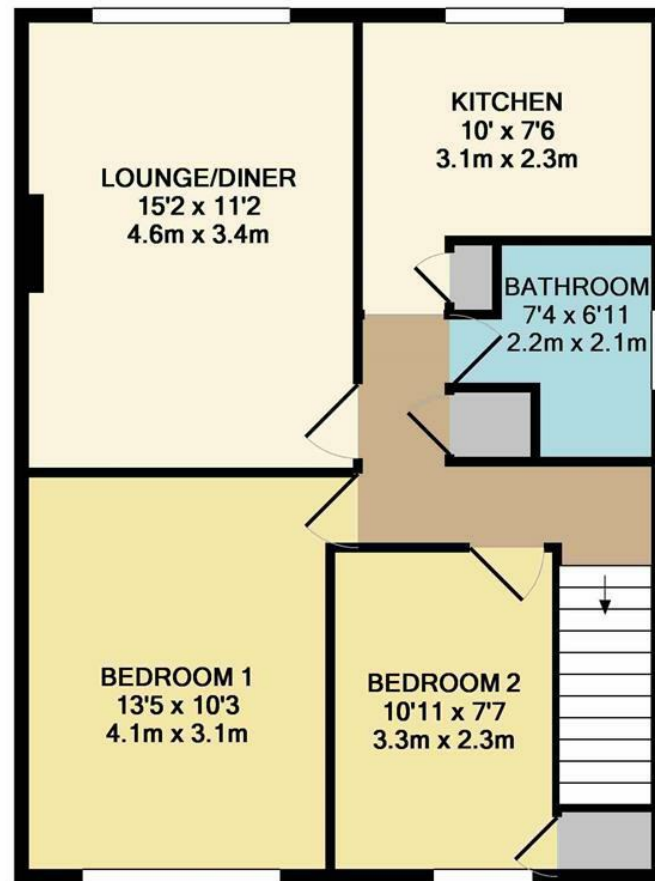


ENTRANCE FLOOR  
APPROX. FLOOR  
AREA 34 SQ.FT.  
(3.2 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 604 SQ.FT.  
(56.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 638 SQ.FT. (59.3 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  
Made with Metropix ©2018

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			76
(81-91) B			
(69-80) C		68	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			78
(81-91) B			
(69-80) C		67	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



IRON MILL LANE

DARTFORD

Guide Price £240,000



**Anthony Martin**  
Estate Agents

Midfield Parade, 9 Mayplace Road East,  
Bexleyheath, Kent, DA7 6NB

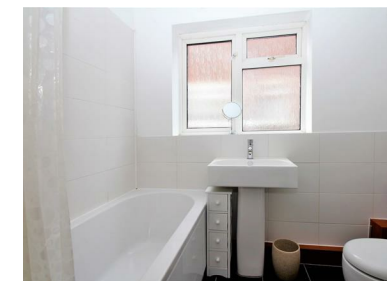
01322 557457

barnehurst@anthonymartin.co.uk  
www.anthonymartin.co.uk

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





Located in the heart of Crayford is this first floor two bedroom maisonette. Ideal for those looking for their first purchase or even those looking for a reliable buy to let purchase this really is one not to miss out on. The property is located well for local transport links, shops and schools making this an ideal area for those looking to buy into the area.

The property itself comprises of a large lounge/diner offering space for a dining table to enjoy and hearty meal of an evening, furthermore the space can accommodate more furniture to kick back and relax of a weekend with friends and family. There are two double bedrooms and a refurbished family bathroom off the hallway. There are no service charges or ground rent as this property comes with share of the freehold.

There is a private rear garden for those looking for much needed outdoor space as well as a garage.

2 BEDROOMS • 1 RECEPTION ROOMS • 1 BATHROOMS

## IRON MILL LANE

DARTFORD

- First Floor Maisonette
- Two Double Bedrooms
- Large Lounge/Diner
- Refurbished Bathroom
- Area: 638 Sq.Ft
- Private Rear Garden
- EPC: D 68
- On Street Parking
- Close To Local Transport Links
- Ideal First Time Buy

