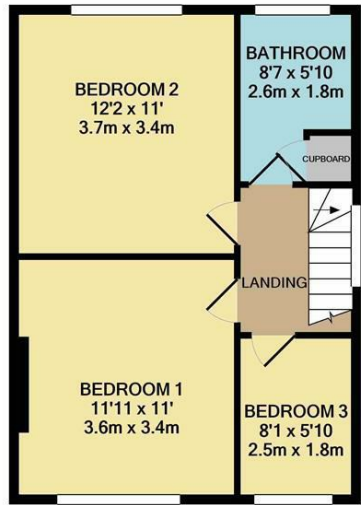


GROUND FLOOR  
APPROX. FLOOR  
AREA 700 SQ.FT.  
(65.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 402 SQ.FT.  
(37.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1102 SQ.FT. (102.4 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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		



## WARREN ROAD DARTFORD

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**Anthony Martin**  
Estate Agents

01322 583 033  
dartford@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





If location is what you want then look no further!

This three bedroom semi detached family home offers plenty of living space and potential for improvement. The ground floor benefits from having an impressive, extended, 37 ft lounge/dining room with a separate kitchen. The first floor offers two doubles, one large single bedroom and a family bathroom.

Externally this property has a front garden with a dropped kerb and off street parking and a garage to the side. The rear garden is bigger than the average and offers countryside views at the end.

The property is situated in a sought after location as it is in close proximity to Wilmington Grammar Schools, Oakfield Primary School as well as Oakfield Park. This property offers so much potential with the option of a complete wrap around extension (subject to planning permission) meaning this home is perfect for anyone looking for a home they can put their own stamp on.

3 BEDROOMS • 2 RECEPTION ROOMS • 1 BATHROOMS

## WARREN ROAD

DARTFORD

- Chain Free
- 3 Bedroom Semi Detached House
- In Need Of Modernisation
- Extended Kitchen Diner
- Potential To Extend (STPP)
- South Facing Garden
- Countryside Views
- Driveway and Garage
- Good Transport Links
- Desirable Location

