



ESPARTO WAY  
DARTFORD

Offers Over £190,000

TOTAL APPROX. FLOOR AREA 661 SQ.FT. (61.4 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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**Anthony Martin**  
Estate Agents

01322 583 033  
dartford@anthonymartin.co.uk  
www.anthonymartin.co.uk

16 Market Street, Dartford, Kent, DA1 1ET

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.



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Occupying an enviable location overlooking the River Darent in the sought after 'The Mill' development in South Darenth - a lovely place to relax and enjoy the surrounding setting. The property is immaculately presented and would make an excellent starter home.

The property comprises a Communal Entrance with secure Entry Phone System, an Entrance Hall with built in storage, study area, an Open Plan Kitchen / Lounge / Diner which is both light and airy with dual aspect windows and boasts a Juliet Balcony. The River Darent that runs through this beautiful development and has views of the iconic Grade 2 chimney built in 1881. The kitchen has built in appliances including washing machine, fridge/freezer, oven and hobs with extractor over. The Family Bathroom, which was updated a year ago has an integrated WC and wash basin, and a bath with shower + screen. The Master Bedroom has built in wardrobes and Bedroom Two is a good size Double Room. Additional benefits to note include double glazing, Hive gas central heating, and residents parking.

The property is well situated for schools, parkland, and the village which has a range of shops, friendly restaurants/pubs, as well as bus routes. Farningham Road Train Station is just 0.6 mile away and provides has a direct line into London Victoria. Bluewater is just 5 miles away - approx. 15 minutes in the car, and provides excellent entertainment, shops and restaurants.

We recommend viewing at your first opportunity.

2 BEDROOMS • 1 RECEPTION ROOMS • 1 BATHROOMS

## ESPARTO WAY

DARTFORD

- Two Double Bedrooms
- Open Plan Kitchen/Diner/Lounge
- Modern Bathroom Suite
- Stunning Development
- Close To Farningham Mainline Station
- Hive Heating System
- Beautiful Surroundings
- Parking
- First Floor Apartment

