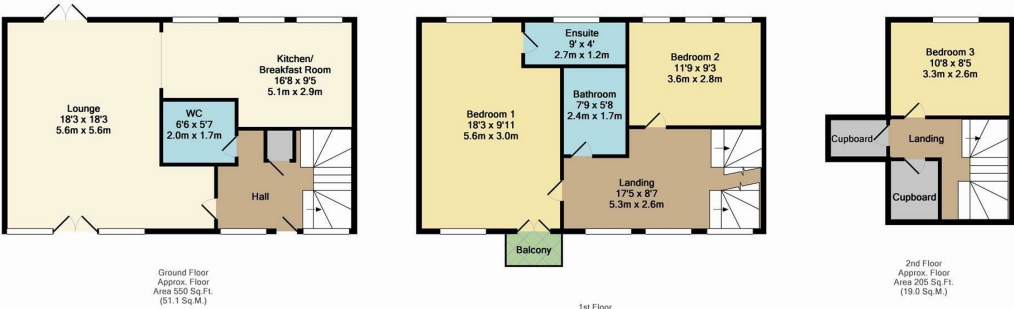


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		88	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating			
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A		88	
(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	



While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of rooms, 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 Metaphor 10/15/16



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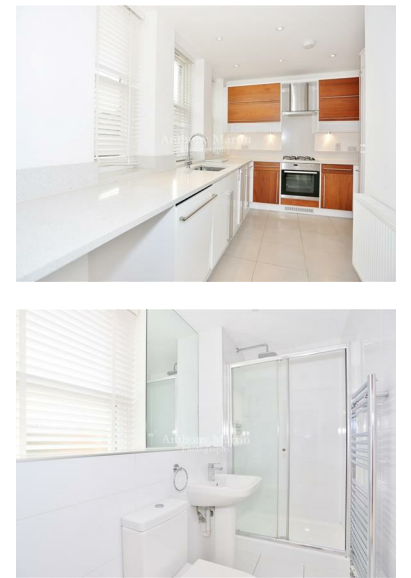
Anthony Martin
Estate Agents

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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.

Anthony Martin
Estate Agents



On an impressive corner plot is this stunning 1866 Grade 2 listed three double bedroom leasehold end off terrace house boasting a no forward chain. The abode was once part of a historic hospital building and is now part of the highly sought after "The Residence" development. The property oozes character inside and out with a modern and stylish cosmetic finish internally. Whilst the the outside keeps to the original features when first built.

The property benefits from having off street parking for two vehicles and is laid out over three floors. The ground floor comprises an entrance hall that leads onto a cloakroom and then a sizable lounge dining room that follows onto the kitchen. Whilst the second floor has a master bedroom that boasts an en-suite shower room and balcony. Then there is the second bedroom and the family bathroom off a spacious landing. Lastly on the top floor is the third bedroom which is accessed via the landing that benefits from having two well proportioned storage cupboards. Externally to the rear the garden is well maintained and secluded measuring 45' x 30'.

Stone train station is 0.9 miles away along with The Gateway Academy, Stone Saint Marys, Fleetdown and The Brent Primary Schools all between 0.1 to 0.7 miles away. The Leigh Academy Secondary School is only 0.8 miles away.

Call Anthony Martin estate agents to view. EPC rating C.

3 BEDROOMS • 1 RECEPTION ROOMS • 3 BATHROOMS

CHAPEL DRIVE

THE RESIDENCE

- Chain Free
- 1866 Grade 2 Listed Building
- Impressive Corner Plot
- End of Terrace House
- Three Double Bedrooms
- Off Street Parking for Two Vehicles
- Excellent Condition Throughout
- Accommodation Over Three Floors
- D.S Cloakroom & En-Suite Shower Room
- Stone Train Station Near By

