



GROUND FLOOR
APPROX. FLOOR
AREA 400 SQ.FT.
(37.2 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 336 SQ.FT.
(31.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 736 SQ.FT. (68.4 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			91
(81-91) B			
(69-80) C			
(55-68) D		64	
(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			94
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



LAWFORD GARDENS
DARTFORD
Guide Price £300,000



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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



Situated in a highly desirable area in West Dartford close to the Grammar schools and also between Crayford and Dartford town centre's is this well presented three bedroom mid terrace property. The property itself is within walking distance to local amenities and local transport links ideal for those commuters who need easy access to London. This is a perfect opportunity for those looking to up size within the area.

The ground floor offers two separate reception rooms. The main reception is a generous size and features a traditional bay frontage. The current owners have updated gas central heating, electrics, double glazing and alot more throughout. The very impressive modern kitchen/diner has been redesigned and is to the rear of the property with views onto the garden, which has been landscaped where you will find an area mainly laid to lawn with decked and paved areas., perfect for the adults and the children. The first floor offers two double bedrooms and one single bedroom, also a family bathroom . To the front is a paved driveway.

Situated near to sought after primary and secondary schools. Dartford Grammar School - Dartford Grammar School for Girls - Leigh City Technolgy -Dartford Science & Technology College all sit within a mile of the property. St Anselm's Catholic Primary School - Dartford Bridge Community Primary School - The Gateway Primary Academy - Dartford Primary Academy all sitting within 1.5 Miles from the property. In addition, Dartford town centre and train station are within close proximity with Dartford Crossing and the A2 / M25 only a few minutes drive away.

3 BEDROOMS • 2 RECEPTION ROOMS • 1 BATHROOMS

LAWFORD GARDENS

DARTFORD

- Three Bedrooms
- Impressive Modern Kitchen/Diner
- Landscaped Rear Garden
- Separate Lounge
- Upstairs Family Bathroom
- Sought After West Dartford Location
- Driveway To Front
- Close to Dartford and Crayford Mainline Stations

