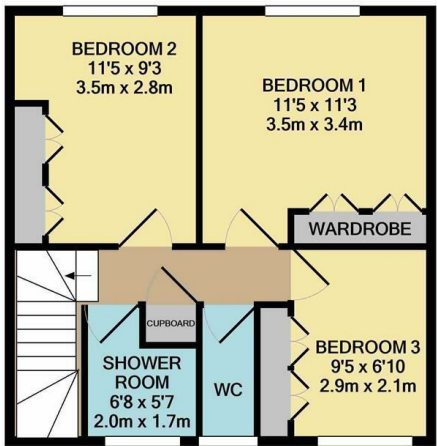


GROUND FLOOR  
APPROX. FLOOR  
AREA 449 SQ.FT.  
(41.7 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 429 SQ.FT.  
(39.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 878 SQ.FT. (81.5 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		



LITTLEBROOK MANORWAY  
DARTFORD

Asking Price £320,000



rightmove.co.uk  
The UK's number one property website

Zoopla.co.uk

PrimeLocation.com

onTheMarket.com

Anthony Martin  
Estate Agents

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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





CHAIN FREE. This fantastic home is perfect for anyone looking to make changes and improvements to suit there needs. The property is spacious throughout with a lounge and separate dining room. The kitchen offers plenty of space. The rear garden is also a very good size that offers a great sunny spot to enjoy the evenings. Whilst the first floor landing has access to three great sized rooms with a shower room and separate w/c. The property offers lots of potential.

Close to highly sought after primary schools such as St Anselm's Catholic, Dartford Bridge Community and The Gateway along with the popular The Leigh UTC secondary school. Dartford High Street and train station are only 0.8 miles away too. There is easy access to the Dartford Crossing, A2 and M25. Plus Bluewater Shopping Centre is only a few minutes driveway away.

3 BEDROOMS • 2 RECEPTION ROOMS • 1 BATHROOMS

## LITTLEBROOK

DARTFORD

- Three Bedrooms
- No Onward Chain
- Two Reception Rooms
- Kitchen
- Shower Room & Separate W/C
- Impressive Gardens
- Spacious Throughout
- Close To Town Centre & Mainline Station

