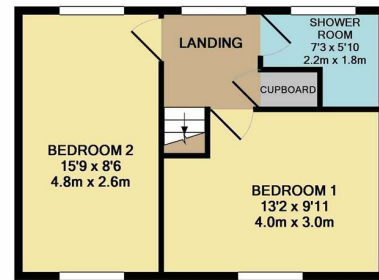
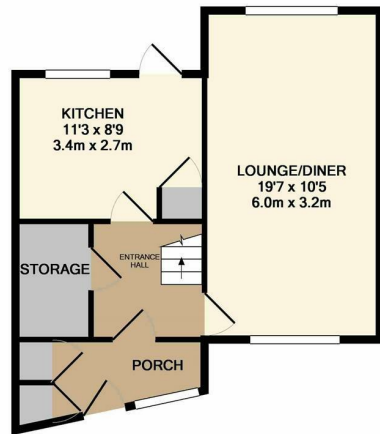


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		74
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



1ST FLOOR
APPROX. FLOOR
AREA 342 SQ.FT.
(31.8 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 429 SQ.FT.
(39.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 771 SQ.FT. (71.6 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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ATTLEE DRIVE
DARTFORD
Guide Price £250,000



16 Market Street, Dartford, Kent, DA1 1ET

Anthony Martin
Estate Agents

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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



GUIDE PRICE £250,000 - £270,000. UPDATING REQUIRED, CHAIN FREE property. This fantastic home is perfect for anyone looking to make changes and improvements to suit their needs. The property is spacious throughout with a large open plan lounge / dining room. The kitchen offers plenty of space and there is an added bonus of a large cupboard off the kitchen, which could be used as a utility room/study or even a downstairs w/c. 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 two great sized rooms with a shower room. To the front of the property there is off street parking.

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.

2 BEDROOMS • 1 RECEPTION ROOMS • 1 BATHROOMS

ATTLEE DRIVE

DARTFORD

- Two Double Bedrooms
- Updating Required Throughout
- Lounge/Diner
- Kitchen
- Upstairs Shower Room
- Driveway To Front
- Very Good Size Rear Garden
- No Onward Chain
- £250,000 - £270,000

