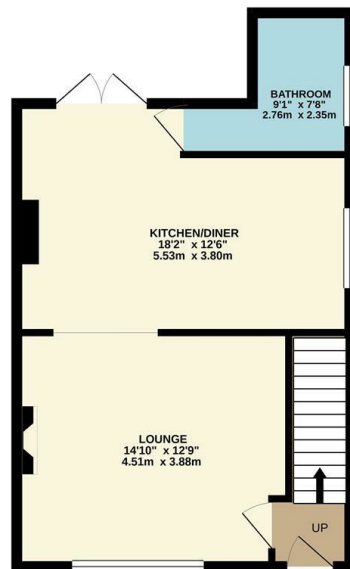


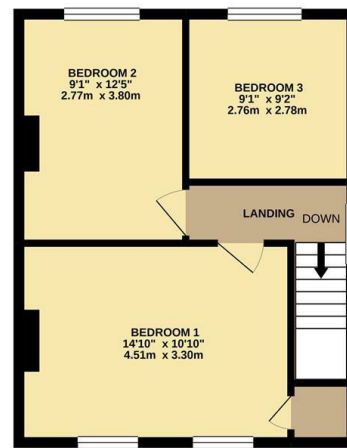
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating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



GROUND FLOOR
477 sq.ft. (44.3 sq.m.) approx.



1ST FLOOR
417 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA: 894 sq.ft. (83.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 floorplan 4/2022

ACACIA ROAD
DARTFORD
£325,000



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

Zoopa.co.uk

PrimeLocation.com

onTheMarket.com

16 Market Street, Dartford, Kent, DA1 1ET

Anthony Martin
Estate Agents

01322 583 033
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



This fantastic family home is perfect for anyone looking for a spacious home and that still offers lots of potential. Located within a mile of Dartford Town Centre, bus routes, primary schools, secondary schools, grammar schools and North Kent College. Road users can benefit from access to the M25 and A2 which are both just a short drive away.

The accommodation on offer comprises an Entrance Hall, Lounge, kitchen/diner with a stylish range of matching wall and base units with space for appliances and a downstairs bathroom. . The first floor comprises a Landing, three very good sized bedrooms. Outside there is a front garden with driveway and a good size rear garden, with garage (currently being used for storage). This really is a property not to be missed.

Located on the outskirts of Dartford town centre and minutes away from Dartford mainline station makes this property fantastic for commuters or someone looking to get on the property ladder. With an abundance of good schools nearby, education is covered for all ages. The M25 / A2 has great links to all major road networks locally. Bluewater Shopping Centre is the perfect spot for entertaining, shopping and restaurants to keep you busy and is only a 10 minute drive away. Ebbsfleet International Train Station is 15 minutes drive and allows access to the buzz of London in 19 minutes, or Paris within 2 hours.

3 BEDROOMS • 1 RECEPTION ROOMS • 1 BATHROOMS

ACACIA ROAD

DARTFORD

- Three Bedroom
- Semi Detached House
- Lounge
- 18ft Kitchen/Diner
- Spacious Throughout
- Off Street Parking
- Private Rear Garden
- Close To Town Centre
- Offers Potential (STLP)
- No Onward Chain

