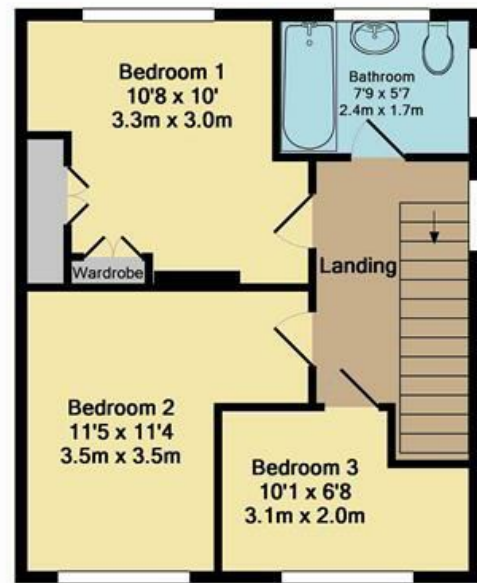


Ground Floor
Approx. Floor Area 36.2 Sq.M. (390 Sq.Ft.)



1st Floor
Approx. Floor Area 36.2 Sq.M. (390 Sq.Ft.)

Total Approx. Floor Area 72.4 Sq.M. (779 Sq.Ft.)

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			80
(81-91) B			
(69-80) C			
(55-68) D		59	
(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			76
(81-91) B			
(69-80) C			
(55-68) D		53	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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Anthony Martin
Estate Agents

020 8303 3338
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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



Located near to Dartford Town Centre and Train Station is this sizeable 1950s Semi-Detached family home. The property boasts a secluded rear garden and a paved driveway externally. Whilst internally the abode offers great living accommodation with an entrance hall that leads onto a lounge and spacious kitchen dining room on the ground floor. Whilst on the first floor are three well proportioned bedrooms and a contemporary bathroom. Call now to view.

Close to Dartford town centre and minutes away from Dartford mainline station makes this property fantastic for commuters or someone looking for a family home. 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.

Awaiting EPC rating.

3 BEDROOMS • 1 RECEPTION ROOMS • 1 BATHROOMS

WELLCOME AVENUE

DARTFORD

- 1950's Semi-Detached House
- Spacious Kitchen/Dining Room
- Sizable Lounge
- Secluded Rear Garden
- Paved Driveway for Off Street Parking
- Near to Dartford Train Station
- Near to Dartford Town Centre
- Easy M25 and A2 Access
- Awaiting EPC Rating
- No Onward Chain