

GROUND FLOOR  
APPROX. FLOOR  
AREA 330 SQ.FT.  
(30.7 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 333 SQ.FT.  
(30.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 663 SQ.FT. (61.6 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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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		



## MOUNT PLEASANT ROAD DARTFORD

Offers Over £270,000



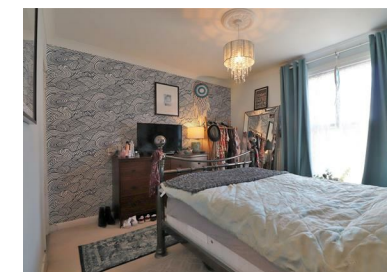
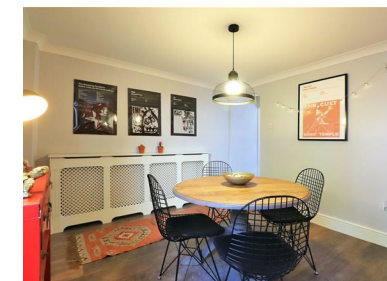
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**Anthony Martin**  
Estate Agents

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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



Situated in a quiet road on the outskirts of Dartford town centre and within walking distance to the station, is this well presented mid terrace home.

On entering this beautiful home you will notice that the property has well proportioned accommodation and has been really looked after by the current owner. There is a separate lounge and dining room, a spacious kitchen with modern units. To the first floor there are two doubles bedrooms and a modern family bathroom.

Externally there is a well presented landscaped rear garden, which is a good size with a decking area area, sitting area, to enjoy them summer night.

This really is a beautifully presented home and is ready for the new owners to move into straight away and enjoy.

Located on the outskirts of 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.

Call Anthony Martin Estate Agents to view today. EPC rating

2 BEDROOMS • 2 RECEPTION ROOMS • 1 BATHROOMS

## MOUNT PLEASANT

DARTFORD

- Two Double Bedroom
- Mid Terrace House
- Two Reception Rooms
- Modern Kitchen
- Landscaped Rear Garden
- Well Presented Throughout
- Town Centre Location
- Close To Mainline Station
- Upstairs Modern Bathroom

