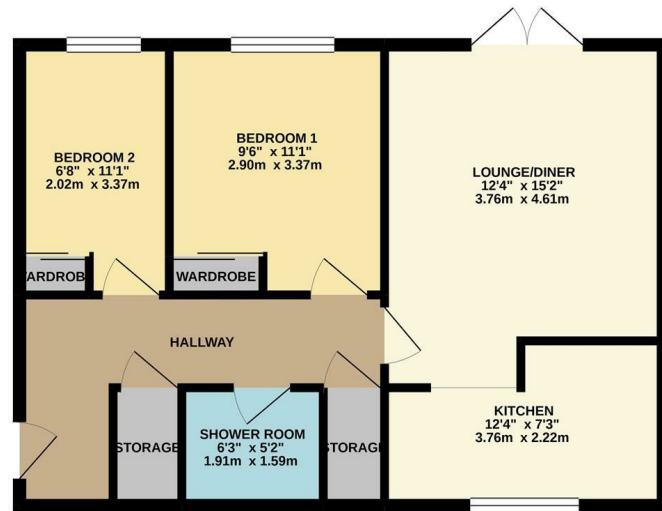


GROUND FLOOR
580 sq.ft. (53.9 sq.m.) approx.



TOTAL FLOOR AREA: 580 sq.ft. (53.9 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, stairs 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.
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IMPORTANT: These property details are set out as a general guideline only and do not constitute any part of an offer or contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from the solicitor or surveyor. Fixtures, fittings and other items are not included unless specified. All measurements, distances and areas are approximate, and for guidance only. Room measurements are taken to the nearest 3" and prospective buyers are advised to check these for any particular purpose, e.g fitted carpets and furniture.

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**Offers Over
£190,000**

Woodfall Drive

Dartford

Situated on the ground floor is this charming two bedroom flat, which is offered with no forward chain ahead.

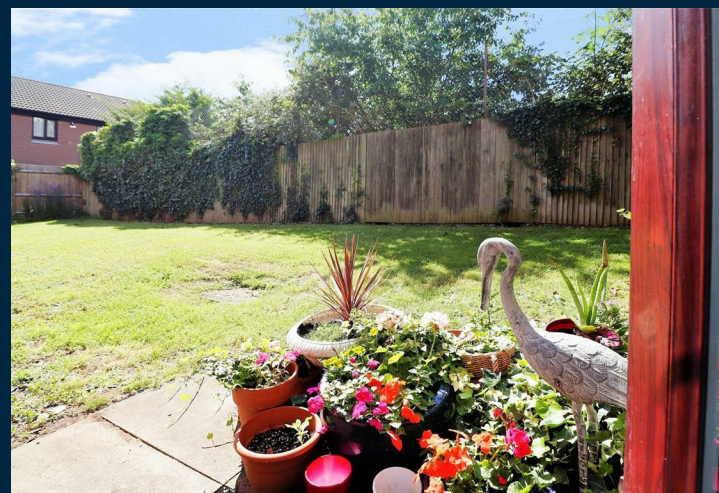
Ideally we are looking for cash buyers due to the length of the lease which we believe to be in the region of 64 years, however if you feel you can raise finances on this then please get in contact.

Shops are easily accessible and are also within walking distance away for you to collect all of your everyday essentials, in addition to Crayford mainline train station.

The property would also be an ideal investment for someone looking to add to a portfolio or even a first time investor with a potential rental income of approximately £1050 per month.

The property offers a spacious lounge/diner with french doors onto a communal garden area. The kitchen is of a fair size and would be ideal for those who love to cook a well deserved hearty meal of an evening. There is a large double bedroom and a single bedroom.

There is also a modern shower room and allocated parking space for one vehicle.



- TWO BEDROOM GROUND FLOOR FLAT
- QUIET CUL DE SAC
- APPROX 64 YEAR LEASE
- CHAIN FREE
- ALLOCATED PARKING
- EXTREMELY POPULAR LOCATION
- FANTASTIC BUY TO LET OPPORTUNITY
- EPC- TBC
- 580 SQ FT

