



TOTAL FLOOR AREA: 657 sq.ft. (61.1 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with floorplan 10/22



**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 In The Region Of**  
**£325,000**

# Baker Crescent

## Dartford

**MODERN HOME, CLOSE TO GRAMMAR SCHOOLS. VERY GOOD STANDARD THROUGHOUT.** Situated in a very sought after development in West Dartford is this impressive two double bedroom home, offers plenty of living space for everyone. The property benefits from having a modern kitchen with fully fitted wall and base units. Impressive lounge/diner with french doors leading to the rear garden, which is a very good size, downstairs w/c. The first floor offers two double bedrooms and the family bathroom. The current owners have updated this family home to a very good standard and is perfect for anyone looking for a home that is ready to move into straight away.

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



- Two Double Bedroom
- Modern Mid Terrace House
- Sought After Location
- No Onward Chain
- Spacious Lounge/Diner
- Modern Fitted Kitchen
- Downstairs W/C
- Parking
- Upstairs Bathroom
- Private Rear Garden

