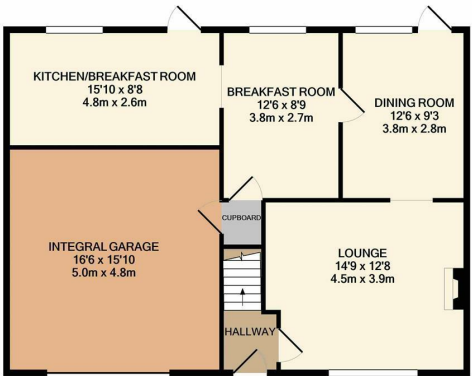
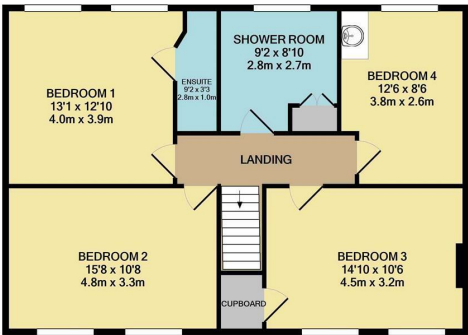


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub>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



GROUND FLOOR  
APPROX. FLOOR  
AREA 852 SQ.FT.  
(79.2 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 802 SQ.FT.  
(74.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1654 SQ.FT. (153.6 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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ELM ROAD  
DARTFORD

Offers In Excess Of £425,000



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Anthony Martin  
Estate Agents

16 Market Street, Dartford, Kent, DA1 1ET

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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





Simply Stunning Chain Free Family Home! This extended four double bedroom family home has been transformed and offers lots of space throughout. Ample amenities are located within a mile from this home including 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 just a short drive away.

The accommodation on offer comprises an Entrance Hall, Lounge, dining room, breakfast room and a very impressive 15ft kitchen/breakfast room, which works well as a social gathering space. The Kitchen comprises of a stylish range of matching wall and base units with space for appliances, breakfast bar and there is a door to the garden. The first floor comprises of a landing, four very good sized bedrooms and a large family shower room. The master bedroom has the benefit of a en-suite as well.

Externally, the property boasts a large side and rear garden. The front driveway is perfect for several cars and the integral double garage is big enough for a car or a variety of different uses.

This is a fantastic home that has undergone a lot of work over the years and is a very large family home. immaculately presented completed with a stylish finish. This could be Your Dream Home! Call today and book your viewing!

4 BEDROOMS • 3 RECEPTION ROOMS • 2 BATHROOMS

## ELM ROAD

DARTFORD

- Chain Free
- Four Double Bedrooms
- Extended End Of Terrace House
- Three Reception Rooms
- Integral Double Garage
- En-Suite To Master Bedroom
- Impressive Gardens
- Driveway For Several Cars
- Close To Town Centre & Mainline Station
- Close To Popular Schools

