

GROUND FLOOR
APPROX. FLOOR
AREA 463 SQ.FT.
(43.1 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 450 SQ.FT.
(41.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 913 SQ.FT. (84.8 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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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
£350,000**

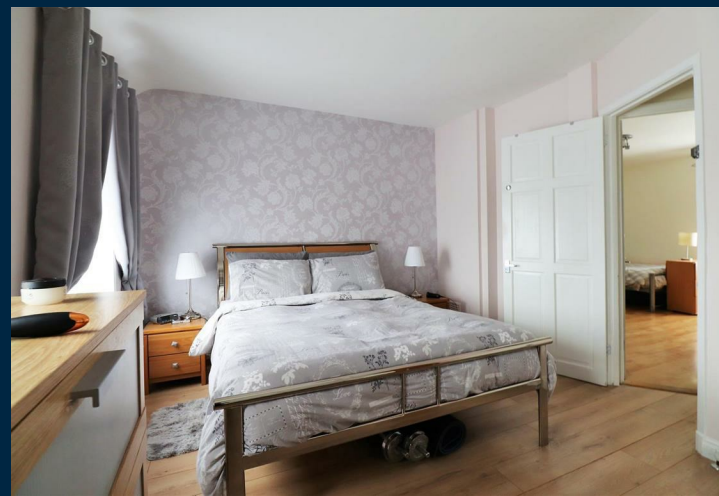
Cedar Road

Dartford

Situated on the outskirts of Dartford town centre in the popular Tree Estate is this spacious mid terrace home. On entering this well presented home you notice that the property has well proportioned accommodation and has really been looked after by the current owners. When arriving at the property you are greeted by a driveway offering parking for 2 cars, there is porch leading through to the separate modern living area. To the rear there is a spacious kitchen/diner followed by a lean to which is currently used as a utility room housing the owners washing machine and dryer. Finally, off the kitchen is the bathroom which offers a separate shower as well as a bath.

To the first floor there are two double bedrooms with one offering fitted wardrobes, the third bedroom is a single but also has fitted storage. There is also a convenient W/C. The garden is of a good size and offers rear access from the road.

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.



- 3 Bedroom Mid Terrace House
- Driveway For 2 Cars
- Downstairs Bathroom
- Upstairs W/C
- Kitchen/Diner
- Potential To Extend STPP
- Close To Local Amenities
- Close To Grammar School
- 1 Mile To Dartford Station
- Good Family Home

