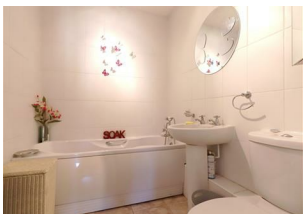


TOTAL FLOOR AREA: 822 sq.ft. (76.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



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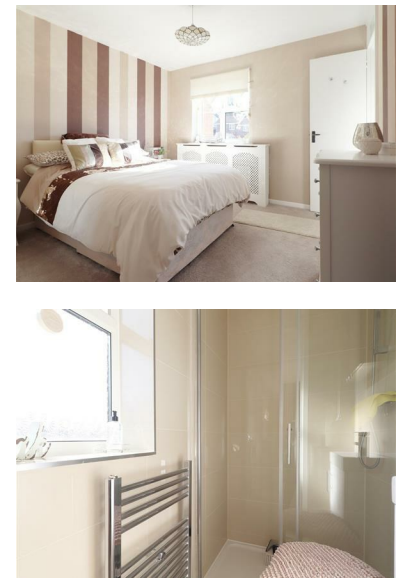
Anthony Martin
Estate Agents

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



This modern three bedroom mid terrace home is a very spacious, well presented family home and not to be missed by those looking to get on the property ladder.

Located in the village of Darenth, this house is ready for you to move in, unpack and enjoy. The house comprises a spacious lounge and dining room leading to a contemporary fitted kitchen. The kitchen overlooks the private south facing garden offering a patio area as well as a lawn. On the first floor there are three bedrooms with an en-suite off of the master, bedroom 2 is a good sized double and the third is a single, the family bathroom is off the landing. This property also benefits from having full double glazed windows and gas central heating throughout. To the front you have a driveway for two cars.

Positioned in a semi rural town and located within 1.5 miles to several highly sought after primary schools such as Fleetdown, Darenth Community, Sutton-At-Hone, Stone St Mary's and Bean as well as The Leigh Academy secondary school. Dartford Crossing, A2 and the M25 are within easy access too.

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3 BEDROOMS • 1 RECEPTION ROOMS • 2 BATHROOMS

SINCLAIR WAY

DARTFORD

- £300,000 - £325,000
- 3 Bedroom Mid Terrace
- Good Condition Throughout
- Downstairs W/C
- En Suite
- South Facing Garden
- Driveway
- Fantastic Family Home

