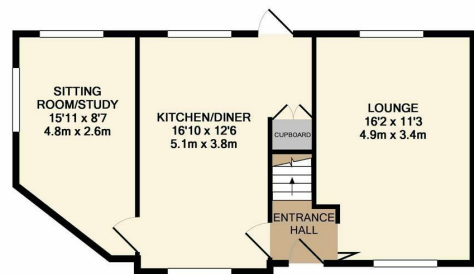
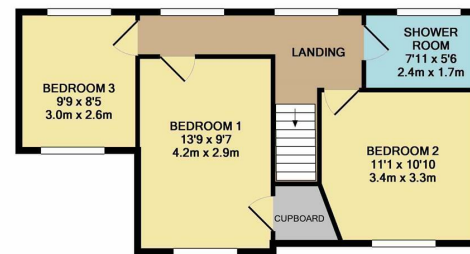


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	51	58
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	47	54
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



GROUND FLOOR
APPROX. FLOOR
AREA 510 SQ. FT.
(47.3 SQ.M.)

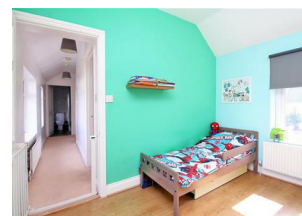


1ST FLOOR
APPROX. FLOOR
AREA 479 SQ. FT.
(44.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 989 SQ. FT. (91.8 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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ACACIA ROAD DARTFORD

Offers Over £340,000



16 Market Street, Dartford, Kent, DA1 1ET

Anthony Martin
Estate Agents

01322 583 033
dartford@anthonymartin.co.uk
www.anthonymartin.co.uk

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



GUIDE PRICE £340,000. This fantastic family home has been extended and is perfect for anyone looking for a spacious home with versatile accommodation. Located within a mile of 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 which are both just a short drive away.

The accommodation on offer comprises an Entrance Hall, Lounge, kitchen/diner with a stylish range of matching wall and base units with space for appliances. The second reception room can be used for what ever need is required, either a study, bedroom or even an extra reception. The first floor comprises a Landing, three very good sized bedrooms and a stunning modern shower room.

Externally, the property boasts a rear garden which is mainly laid to lawn. The front of the property has a driveway.

This really is a property not to be missed.

3 BEDROOMS • 2 RECEPTION ROOMS • 1 BATHROOMS

ACACIA ROAD

DARTFORD

- Three Bedrooms
- Extended Family Home
- Lounge
- Kitchen/Diner
- Second Reception Room/Bedroom 4
- Modern Shower Room
- Private Rear Garden
- Close To Dartford Town Centre & Mainline Station
- Close To Popular Schools
- Very Spacious Throughout

