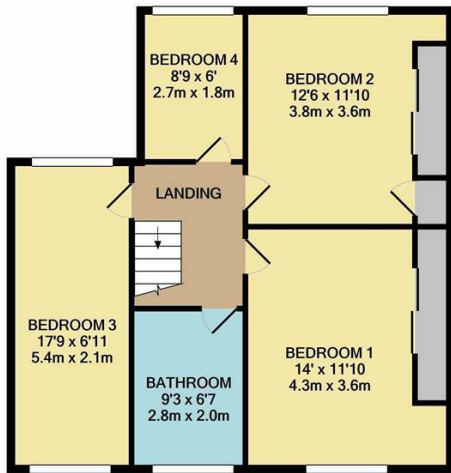


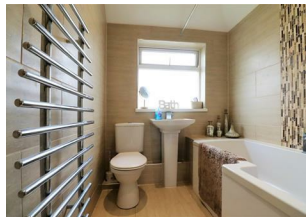
GROUND FLOOR
APPROX. FLOOR
AREA 859 SQ.FT.
(79.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 605 SQ.FT.
(56.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1464 SQ.FT. (136.0 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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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		



CARRINGTON ROAD
DARTFORD

Guide Price £525,000



rightmove.co.uk
The UK's number one property website

Zoopla.co.uk

PrimeLocation.com

onTheMarket.com

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Estate Agents

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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



Guide Price £525,000 - £550,000

Situated on a popular road in Dartford is this extended four bedroom detached family home. This home has undergone a lot of work and updating, making it perfect for someone to move straight in without any DIY worries. The property itself is well located for local transport links, as well as local schools such as Dartford and Wilmington Grammar. Shops are also close by. This beautifully presented home would suite a growing family looking for that next step property.

The ground floor offers very spacious living accommodation within. There is an open plan lounge/dining room, with even space for the whole family and great for entertaining your guests. The modern kitchen with breakfast bar has ample space for those keen chefs in the family to show off their culinary skills. The conservatory is perfect to sit and relax enjoying the picturesque views onto the landscaped garden. There is also the added benefit of a utility room, downstairs w/c and a integral garage, that could be used for many uses.

The first floor offers four bedrooms and modern family bathroom. All of the bedrooms are of a good size and ideal for a growing family needing bigger bedrooms.

The garden has been updated and landscaped making it low maintenance, perfect for the summer, it is a lovely size garden for friends and family to gather of a weekend. There is another spacious garage to hold your gardening tools, or even if you wanted to utilise this space as a workshop.

4 BEDROOMS • 2 RECEPTION ROOMS • 1 BATHROOMS

CARRINGTON ROAD

DARTFORD

- Four Bedrooms
- Extended Detached Family Home
- Sought After Location
- Updated Throughout
- 13ft Kitchen/Breakfast Room
- Spacious Lounge/Diner
- Conservatory
- Two Garages & Driveway
- Utility Room & Downstairs W/C
- Landscaped Rear Garden

