



GROUND FLOOR  
APPROX. FLOOR  
AREA 452 SQ.FT.  
(42.0 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 377 SQ.FT.  
(35.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 829 SQ.FT. (77.0 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			87
(81-91) B			
(69-80) C		66	
(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			85
(81-91) B			
(69-80) C		62	
(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	



SINCLAIR WAY

DARTFORD

Guide Price £280,000



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

Zoopa.co.uk

PrimeLocation.com

onTheMarket.com

16 Market Street, Dartford, Kent, DA1 1ET

**Anthony Martin**  
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 £280,000 - £300,000. This modern three bedroom end of terrace home is charming and well presented family home boasting a secluded and low maintenance rear garden. Whilst internally on the ground floor the porch leads to the spacious lounge and the updated fitted kitchen/diner, with conservatory, over looking the private rear garden. On the first floor there are three bedrooms and a bathroom off the landing. The property also benefits from having full double glazed windows and gas central heating throughout. The current owners have updated the property internally and is offered with no onward chain, ready for any buyer looking to move in straight away.

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.

Call Anthony Martin estate agents today to view. EPC rating

3 BEDROOMS • 1 RECEPTION ROOMS • 1 BATHROOMS

## SINCLAIR WAY

DARTFORD

- Three Bedrooms
- Modern End Of Terrace House
- Spacious Lounge
- Modern Kitchen/Diner
- Conservatory
- Rear Garden
- Modern Bathroom
- Updated Throughout
- No Onward Chain
- Popular Location

