



GROUND FLOOR
APPROX. FLOOR
AREA 302 SQ.FT.
(28.1 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 302 SQ.FT.
(28.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 604 SQ.FT. (56.2 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 | | | 90 |
| (81-91) B | | | |
| (69-80) C | | 67 | |
| (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 | | | 92 |
| (81-91) B | | | |
| (69-80) C | | 67 | |
| (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 | |



WALDECK ROAD
DARTFORD

Asking Price £270,000



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



A beautiful two bedroom terrace house. Internally the home benefits from an impressive lounge/diner allowing plenty of light to fill your living space and enough space to sit around the dinner table entertaining friends and family. Beyond is the modern fitted kitchen with fully fitted wall and base units and integrated appliances. The first floor landing allows you access into both sizeable bedrooms and the contemporary bathroom. The rear garden is a good size and has a raised deck area, perfect for the summer.

Located less than half a mile from Dartford train station makes this property fantastic for commuters or someone looking for their first 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 20 minutes drive and allows access to the buzz of London in 19 minutes, or Paris within 2 hours.

2 BEDROOMS • 2 RECEPTION ROOMS • 1 BATHROOMS

WALDECK ROAD

DARTFORD

- Two Bedroom
- Mid Terrace House
- Updated To A High Standard Throughout
- Impressive Lounge/Dining Room
- Modern Kitchen & Upstairs Bathroom
- Private Rear Garden
- Outskirts Of Dartford Town Centre
- Mins Away From Mainline Station
- Ready To Move In

