



GROUND FLOOR  
APPROX. FLOOR  
AREA 447 SQ.FT.  
(41.5 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 447 SQ.FT.  
(41.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 894 SQ.FT. (83.1 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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



## RECTORY CLOSE

DARTFORD

Guide Price £320,000



**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



Situated on a quiet cul de sac is this charming three bedroom semi detached property. The house itself is within close proximity to local transport links and amenities. This family home would suit those looking to up size locally within the area.

The ground floor offers a large lounge with a separate dining area that offers space to gather round the dining table with a picturesque view onto the garden. The kitchen is in need of modernisation but can be altered and could be a perfect space for the chef of the family show off their skills in the kitchen.

The first floor offers three bedrooms all of which are of a good size. Two double bedrooms and a large single bedroom. The master offers plenty of space for wardrobes.

Outside is the front and rear garden, mainly laid to lawn but offers a patio area and access to the garage.

This is a fantastic family home and still offers a lot of potential to suit your needs.

3 BEDROOMS • 2 RECEPTION ROOMS • 1 BATHROOMS

## RECTORY CLOSE

DARTFORD

- Semi Detached House
- Three Bedrooms
- In Need Of Modernisation
- First Floor Bathroom
- Area: 894 Sq.Ft
- Private Rear Garden With Garage
- EPC: tbc
- Chain Free
- Cul De Sac Location
- Close To Crayford Town Centre

