



GROUND FLOOR
APPROX. FLOOR
AREA 539 SQ.FT.
(50.1 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 572 SQ.FT.
(53.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1112 SQ.FT. (103.3 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	



FLEET ROAD
DARTFORD

Asking Price £350,000



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The UK's number one property website

Zoopa.co.uk

PrimeLocation.com

onTheMarket.com

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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



This three bedroom semi detached house is a perfect opportunity for someone looking to put their own stamp on a family home. In the very sought after location of Fleet Estate this house comprises of a Lounge/diner, separate kitchen and a sizeable conservatory. Upstairs you will find two double bedroom and single bedroom as well as a family bathroom. Outside there is a shared driveway, spacious garage, rear garden and a front garden that can be converted to a driveway for one car. Call today to book your internal viewing.

Close to Fleetdown, Stone St Marys and The Gateway Primary Schools all have good Ofsted reports and are within a mile of the property along with The Leigh Academy and Dartford Science and Technology College Secondary Schools. There is easy access to Dartford Crossing, A2 and M25 too.

3 BEDROOMS • 1 RECEPTION ROOMS • 1 BATHROOMS

FLEET ROAD

DARTFORD

- 3 Bed Semi Detached House
- Popular Fleet Estate
- Lounge/Diner
- Conservatory
- Garage
- Good Transport Links
- Close To Amenities
- Great Family Home
- Potential To Extend STPP
- Good Schools

