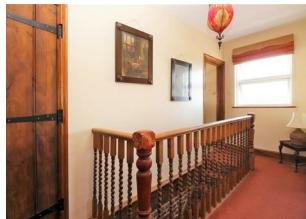
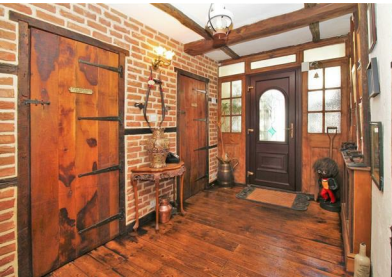


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	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		



BEDFORD ROAD DARTFORD

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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



The property was built c.1930's of brick construction and conventional pitched tiled roof which has substantially been extended towards the rear with a double hipped roof. A well proportioned family house with 4 ,possibly 5 bedrooms according to your own requirements. When seeing the property for the first time you will notice the wall tiling externally which encapsulates the three visual sides with flat rendered lower section. Completely refurbished around 18 years ago by the current owner. A large pitched roof porch welcomes you through the door to a surprisingly large entrance hall for a property of this age. All the ground floor doors leading to a variety of rooms, all hand made of solid reclaimed oak, oak beams to all walls with wonderful brick detailing giving the property plenty of character. A modest sized coat room store backs onto a cloakroom with w.c. and hand basin. Another small passageway gives way to a study,towards the end of the passageway a 20ft long lounge. This room especially designed with reclaimed oak beams, lime plastered ceiling. Hallway two doorways remain,one to the upstairs the other straight ahead into a wonderfully finished 'artisan' kitchen approx 22ft long complete with original gas fired Aga,hand made york floor tiles,oak beams.The kitchen has work surfaces a Butler stone sink,wall units and a family eating area to seat six comfortably. A rear door leading from the kitchen leads into a large lean to/conservatory 3m x7m. The fairly large yet low maintenance garden with side access gate and double garage with power and lighting, also several handy store sheds. The first floor has four bedrooms, A large full height store cupboard, separate shower with Monsoon power shower. The master Victorian style bathroom with an original cast iron 'Bullet bath' with original brass taps, high rise flushing W.C. hand basin. The whole property has been lovingly restored to a high standard.



4 BEDROOMS • 2 RECEPTION ROOMS • 3 BATHROOMS

BEDFORD ROAD

DARTFORD

- Detached Family Home
- Four Sizable Bedrooms
- Study / Fifth Bedroom
- Double Garage
- Lean To And Garden Store
- Two Bathrooms And Cloakroom
- Large Kitchen With Space For Dining
- Dual Aspect Through Lounge
- Excellent Transport Links
- Outstanding Schools Near By

