



ENTRANCE FLOOR
APPROX. FLOOR
AREA 51 SQ.FT.
(4.7 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 648 SQ.FT.
(60.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 699 SQ.FT. (65.0 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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PrimeLocation.com

onTheMarket.com



IMPORTANT: These property details are set out as a general guideline only and do not constitute any part of an offer or contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from the solicitor or surveyor. Fixtures, fittings and other items are not included unless specified. All measurements, distances and areas are approximate, and for guidance only. Room measurements are taken to the nearest 3" and prospective buyers are advised to check these for any particular purpose, e.g fitted carpets and furniture.



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**Offers Over
£200,000**

Spielman Road Dartford

If size its what you are after, then look no further!

This spacious 2 double bedroom, first floor maisonette is a must see for those who are looking to get on the property ladder or an investor looking to expand their portfolio. Upon entering the property, you are greeted by the hallway, leading to a larger than average lounge with enough space for dining table and chairs. There is a separate kitchen with plenty of cupboard space and work surface, the sellers are also offering to leave their cooker, washing machine, fridge and freezer for the new owner. The master bedroom is of a very generous size with more than enough space for space for a double bed and the usual furniture such as wardrobes and a chest of drawers. Bedroom 2 is also a double and has the benefit of windows on opposing walls allowing in lots of natural light. Finally the bathroom is tiled with fitted bath and sink units along with a shower attachment on the wall.

Externally there is a small front garden with artificial lawn, as well as a good sized, private rear garden that has also been laid with artificial grass.

Located very close to Dartford town centre and minutes away from Dartford mainline station makes this property fantastic for commuters or someone looking for a family 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 15 minutes drive and allows access to the buzz of London in 19 minutes, or Paris within 2 hours.



- **Chain Free**
- **2 Double Bedrooms**
- **First Floor Maisonette**
- **Spacious**
- **Private Garden**
- **Healthy Lease**
- **Reasonable Charges**