

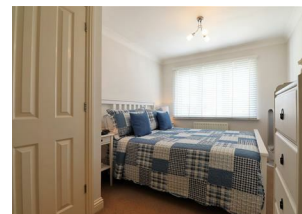
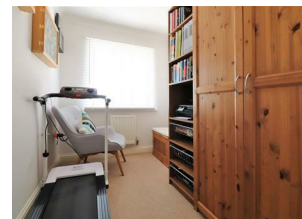
GROUND FLOOR
APPROX. FLOOR
AREA 379 SQ.FT.
(35.2 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 424 SQ.FT.
(39.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 803 SQ.FT. (74.6 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	



BAKER CRESCENT DARTFORD

Asking Price £375,000



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The UK's number one property website

Zoopa.co.uk

PrimeLocation.com

onTheMarket.com

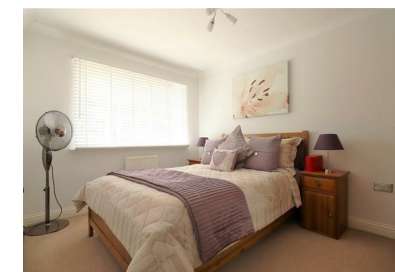
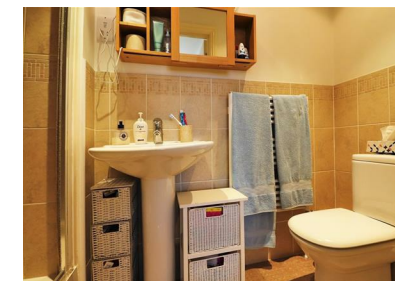
16 Market Street, Dartford, Kent, DA1 1ET

Anthony Martin
Estate Agents

01322 583 033
dartford@anthonymartin.co.uk
www.anthonymartin.co.uk

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



MODERN FAMILY HOME, CLOSE TO GRAMMAR SCHOOLS. UPDATED TO A VERY GOOD STANDARD. Situated in a very sought after development in West Dartford is this impressive three bedroom family home, offers plenty of living space for everyone. The property benefits from having a modern kitchen with fully fitted wall and base units. Impressive lounge/diner with french doors leading to the rear garden, which is a very good size and has been landscaped, downstairs w/c. The first floor offers three bedrooms, en-suite to master bedroom and the family bathroom. The current owners have updated this family home to a very good standard and is perfect for anyone looking for a home that is ready to move into straight away.

Located on the outskirts of 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.

Call Anthony Martin Estate Agents to view today. EPC rating

3 BEDROOMS • 1 RECEPTION ROOMS • 2 BATHROOMS

BAKER CRESCENT

DARTFORD

- Three Bedrooms
- Modern Linked Semi Detached House
- Lounge/Diner
- Downstairs W/C
- En-Suite To Master Bedroom
- Well Presented Throughout
- Landscaped Rear Garden
- Parking
- Close To Town Centre & Mainline Station
- Close To Grammar Schools

