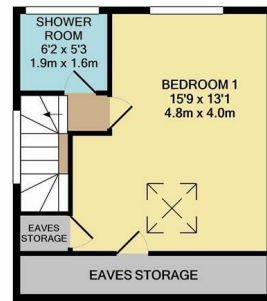
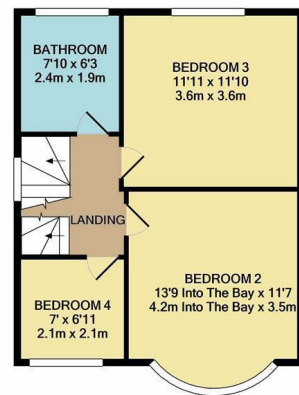
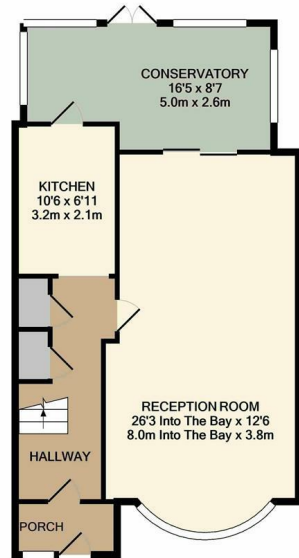


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating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



GROUND FLOOR
APPROX. FLOOR AREA 603 SQ.FT. (57.8 SQ.M.)

1ST FLOOR
APPROX. FLOOR AREA 452 SQ.FT. (42.0 SQ.M.)

2ND FLOOR
APPROX. FLOOR AREA 304 SQ.FT. (30.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1398 SQ.FT. (129.9 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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WILMOT ROAD
DARTFORD

Guide Price £470,000



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The UK's number one property website

Zoopa.co.uk

PrimeLocation.com

onTheMarket.com

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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



This is a truly stunning extended four bedroom house, that has been completely updated throughout over the last few years by the current owners. Only a short distance to Dartford and Crayford mainline stations and Town centres, the location is perfect for anyone looking to be close to amenities.

The property is set out over three floors, the ground floor offers a modern fitted kitchen, that leads to the conservatory, great for relaxing. Also for those who like the comfort of a very spacious living room to sit and relax of an evening, which is also great for entertaining.

The first floor offers two double bedrooms and a single bedroom, plus a modern family bathroom. To the second floor is a very large master bedroom and shower room. The garden is well maintain with the added benefit of a detached garage at the rear. There is also off street parking to the front for two cars. If you are looking for a family home that is ready to move into then this is a must for you to view.

Located on the outskirts of Dartford/Crayford town centre and minutes away from Dartford/Crayford 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

4 BEDROOMS • 1 RECEPTION ROOMS • 2 BATHROOMS

WILMOT ROAD

DARTFORD

- Four Bedrooms
- Extended Semi Detached House
- Impressive Lounge/Diner
- Modern Fitted Kitchen
- Conservatory
- Driveway For Two Cars & Detached Garage
- Family Bathroom Plus Shower Room
- Close To Crayford/Dartford Mainline Stations & Town Centres
- Fantastic Family Home

