

GROUND FLOOR  
APPROX. FLOOR  
AREA 388 SQ.FT.  
(36.1 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 339 SQ.FT.  
(31.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 727 SQ.FT. (67.5 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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**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  
£330,000**

## West View Road Dartford

Guide Price £330,000 - £350,000.

Situated in a quiet road on the outskirts of Dartford town centre and within walking distance to the station, is this well presented mid terrace home.

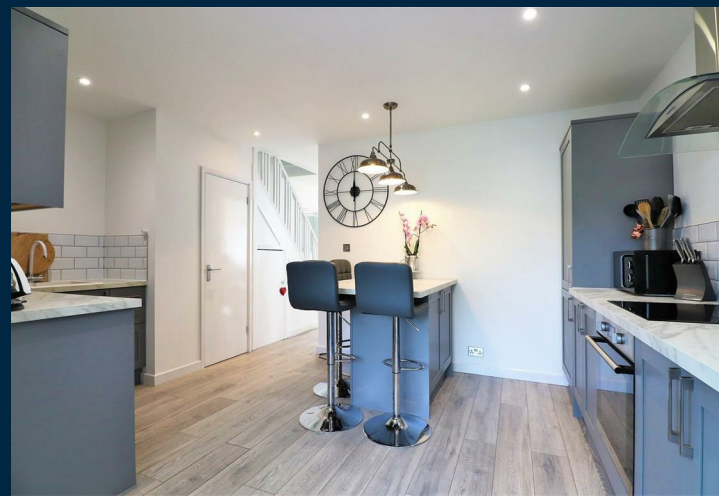
On entering this beautiful home you will notice that the property has well proportioned accommodation and has been really looked after by the current owners. There is an entrance hallway leading to a downstairs w/c, a separate lounge and a spacious kitchen/diner with modern units, a breakfast bar and integrated appliances. There is also a conservatory which is used as a second reception room leading through to the garden. To the first floor there are two doubles bedrooms, one single and a modern family bathroom.

Externally to the front of the property there is off street parking for up to two cars. The well presented landscaped rear garden is a good size with a decking area, artificial lawn and access from the rear.

This really is a beautifully presented family home and is ready for the new owners to move into straight away and enjoy.

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.



- **3 Bedrooms**
- **Mid Terrace House**
- **Downstairs W/C**
- **Modern Throughout**
- **Kitchen/Diner**
- **Integrated Appliances**
- **Driveway For 2 Cars**
- **Walking Distance To Station**
- **Ready To Move Straight Into**
- **Potential to Extend (STPP)**

