



## ETON WAY

DARTFORD

Asking Price £210,000

# Eton Way

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FREEHOLD HOUSE, NO CHAIN. ONE DOUBLE BEDROOM. Situated in a quiet residential road within easy access to Dartford Town Centre and Dartford Mainline Station is this well presented home. The present owners have spent time and money on this home to provide modern comfortable living accommodation. If you need to be driving into the City or if you need to be driving further into Kent this property is ideally located for all the major routes, the M25, M20 and the A2 or all assessable locally.

The property comprises of a lounge, the kitchen is just off the lounge, conservatory. To the first floor there is a double bedroom and a well proportioned bathroom.

Externally there is a low maintenance rear garden, also if you have a car there is an allocated parking space.

We are expecting a huge amount of interest in this property so getting calling or risk losing out on this fine home.

## SUMMARY OF ACCOMMODATION

### Front

#### Lounge

15'8 x 10'4 (4.78m x 3.15m)

#### Kitchen

10'4 x 4'11 (3.15m x 1.50m)

#### Conservatory

8'10 x 7'10 (2.69m x 2.39m)

### Landing

#### Bedroom

10'4 x 7'11 (3.15m x 2.41m)

### Bathroom

### Outside

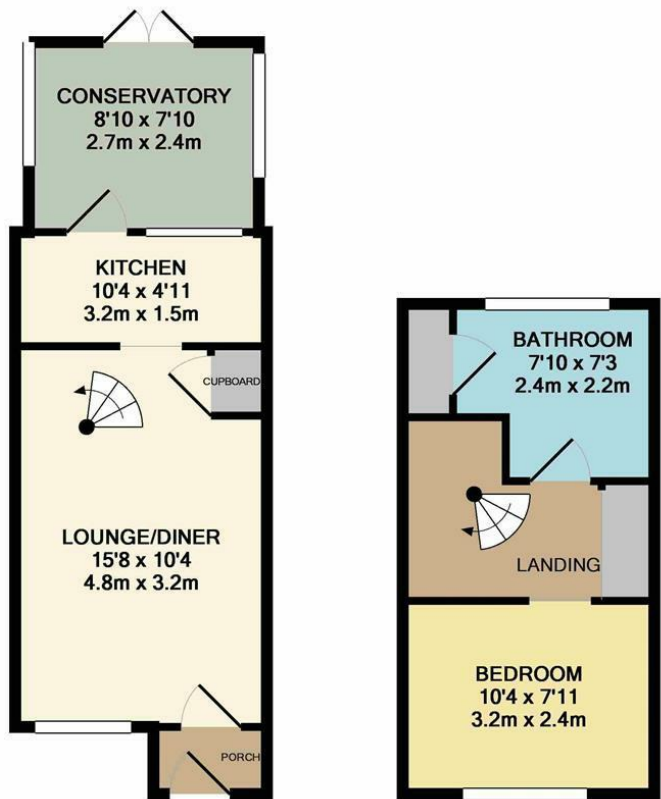
### Rear Garden

### Parking

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APPROX. GROSS INTERNAL FLOOR AREA sq ft



GROUND FLOOR  
APPROX. FLOOR  
AREA 297 SQ.FT.  
(27.6 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 208 SQ.FT.  
(19.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 505 SQ.FT. (46.9 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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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92-100) <b>A</b>			(10-15) <b>A</b>		
(81-91) <b>B</b>			(16-20) <b>B</b>		
(69-80) <b>C</b>			(21-25) <b>C</b>		
(55-68) <b>D</b>			(26-30) <b>D</b>		
(39-54) <b>E</b>			(31-35) <b>E</b>		
(21-38) <b>F</b>			(36-40) <b>F</b>		
(1-20) <b>G</b>			(41-45) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



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