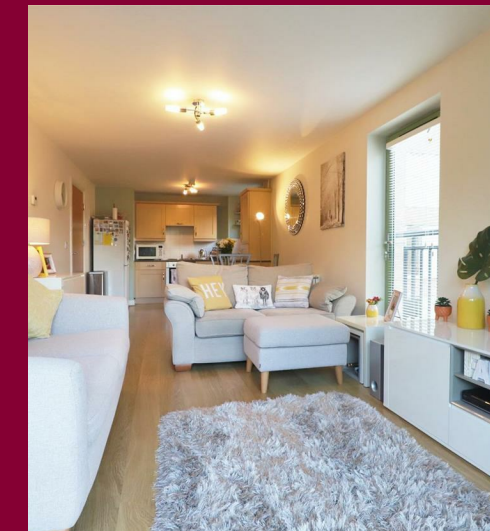


TOTAL APPROX. FLOOR AREA 595 SQ.FT. (55.3 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is 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
£220,000

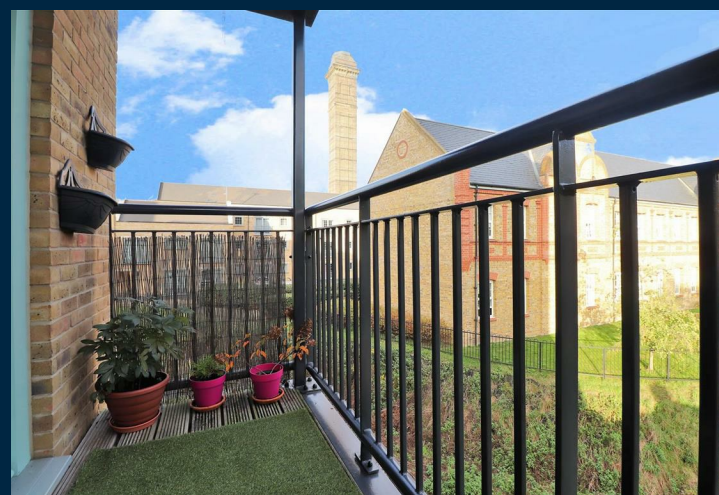
Esparto Way Dartford

Occupying an enviable location overlooking the River Darent in the sought after 'The Mill' development in South Darent - a lovely place to relax and enjoy the surrounding setting. The property is very well presented and would make an excellent starter home.

The property comprises a Communal Entrance with secure Entry Phone System, an Entrance Hall with built in storage, an Open Plan Kitchen / Lounge / Diner which is both light and airy with dual aspect windows and boasts a balcony with views of the River Darent that runs through this beautiful development and has views of the iconic Grade 2 chimney built in 1881. The kitchen has a built in oven, hob, extractor and washing machine, with space for a free standing fridge/freezer. The Family Bathroom has an integrated WC and wash basin, and a bath with shower + screen. The Master Bedroom has two Juliet balconies allowing lots of natural light in and bedroom two is a good size double bedroom. Additional benefits to note include double glazing, gas central heating and residents parking.

The property is well situated for schools, parkland, and the village which has a range of shops, friendly restaurants/pubs, as well as bus routes. Farningham Road Train Station is just 0.6 mile away and provides has a direct line into London Victoria. Bluewater is just 5 miles away - approx. 15 minutes in the car, and provides excellent entertainment, shops and restaurants.

We recommend viewing at your first opportunity.



- **Highly Desirable Area**
- **2 Double Bedrooms**
- **First Floor Flat**
- **Good Condition Throughout**
- **Close To Local Amenities**
- **0.6 Mile Walk To Mainline Station**
- **Balcony With River Views**
- **Healthy Lease Remaining**

