



GROUND FLOOR  
APPROX. FLOOR  
AREA 426 SQ.FT.  
(39.6 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 420 SQ.FT.  
(39.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 846 SQ.FT. (78.6 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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## BEECH WALK DARTFORD

Guide Price £325,000



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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



£325,000 - £350,000

Located close to the popular Haberdasher Askes Academy is this three bedroom terraced Vickers style home.

Full of character both inside and out, this would suit those looking for a period style property yet wanting modern living accommodation which this house certainly has, having found the balance perfectly.

Just a hop, skip and jump away is the renowned Haberdasher Askes Academy which caters for children of all ages. The town centre is also close by where you will find a Sainsbury's superstore in addition to many other shops and Crayford mainline train station.

Internally as already mentioned, this is quite simply perfect. The free flowing lounge and dining area compliment each other making this a great entertaining space.

The kitchen is of a contemporary design and has modern fitted appliances and leads directly to the rear garden which has a decking area to the front and mainly laid to lawn. The garden is a fair size and is ideal for those with children looking to enjoy the outside space throughout the summer months.

Upstairs has three generous sized bedrooms and a bathroom.

The front had parking for two cars on the private driveway.

Those looking to purchase this home must be financially qualified and show proof of funding.

3 BEDROOMS • 1 RECEPTION ROOMS • 1 BATHROOMS

## BEECH WALK

DARTFORD

- 3 Bedroom Home
- Vickers Style
- Beautiful Condition Throughout
- Upstairs Bathroom
- Good Size Garden
- Parking For 2 Cars
- Close To Crayford Town Centre
- Haberdashers Askes Academy Nearby
- EPC - D 59
- 846 SQ FT

