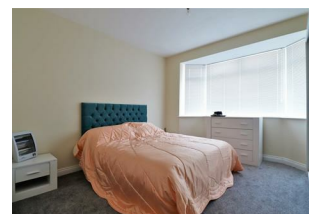


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating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



MARCUS ROAD
DARTFORD
Offers Over £425,000

TOTAL APPROX. FLOOR AREA 779 SQ.FT. (72.4 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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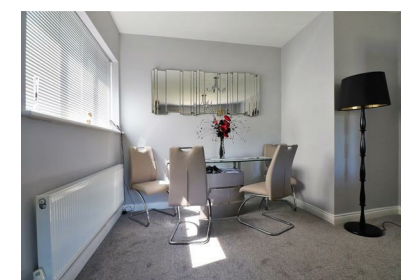


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Estate Agents

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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 beautiful two double bedroom detached bungalow located in the popular West Dartford area, offers two good size bedrooms, modern fitted kitchen, shower room, impressive lounge/dining room, which is very spacious with views of the rear garden. The outside is well maintained and the rear garden is just as impressive. The side driveway has enough space for several vehicles, leading to a car port and detached garage . This really is a bungalow with a lot of potential and one not to be missed, which is sure to attract a lot of attention

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

2 BEDROOMS • 1 RECEPTION ROOMS • 1 BATHROOMS

MARCUS ROAD

DARTFORD

- Two Double Bedroom
- Detached Bungalow
- Sought After West Dartford Location
- 21ft Lounge/Diner
- Modern Fitted Kitchen
- Impressive Plot
- Driveway & Garage
- Offers Lots Of Potential
- No Onward Chain

