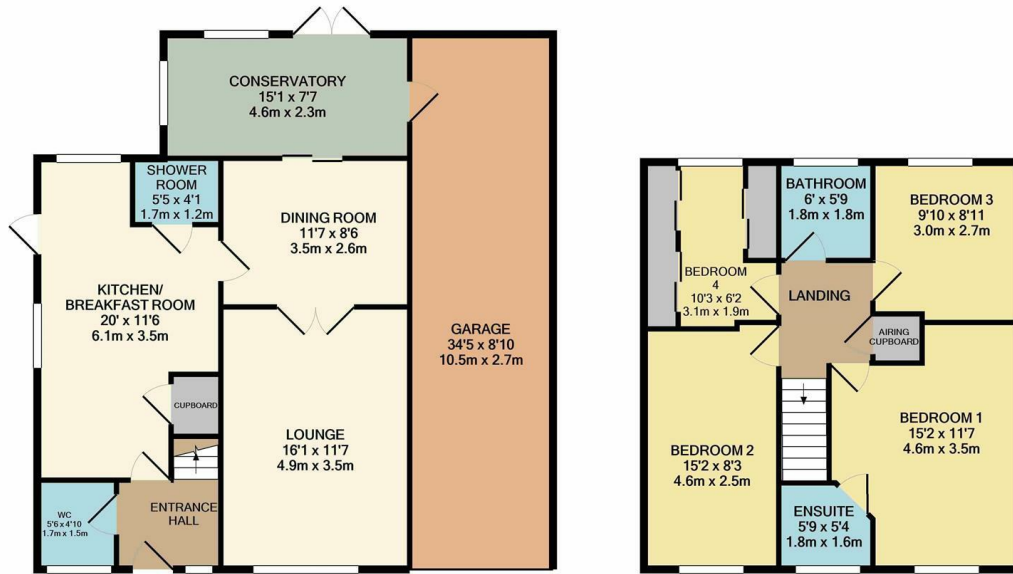


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2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



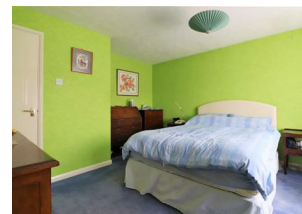
GROUND FLOOR APPROX. FLOOR AREA 980 SQ.FT. (91.0 SQ.M.)

1ST FLOOR APPROX. FLOOR AREA 574 SQ.FT. (53.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1554 SQ.FT. (144.4 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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EMERSONS AVENUE  
SWANLEY  
Guide Price £625,000



rightmove.co.uk  
The UK's number one property website

Zoopa.co.uk

PrimeLocation.com

onTheMarket.com

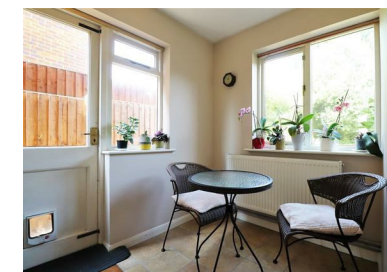
16 Market Street, Dartford, Kent, DA1 1ET

**Anthony Martin**  
Estate Agents

01322 583 033  
dartford@anthonymartin.co.uk  
www.anthonymartin.co.uk

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



Guide Price £625,000 - £650,000

Located in one of the most sought after locations in the heart of Hextable village is this beautiful four double bedroom detached house. Offered with no onward chain, this really is a fantastic family home. As you enter you are greeted with a spacious hall. The kitchen/breakfast room has been thoughtfully planned out and includes an array of wall and base units with built in appliances and space for dining. The spacious lounge leads to the separate dining room and to the conservatory, which over looks the well maintain garden. There is also a ground floor w/c and a shower/wet room. To the first floor there are four well proportioned bedrooms and a family bathroom. The master bedroom benefits from an en suite shower room. To the side of the property is the tandem garage 34ft long, with a mezzanine level. Parking is provided via a driveway. This really is a perfect home for anyone looking for that forever home, with lots of potential on offer to extend and change to suit your needs (STLP).

Hextable Village is surrounded by acres of open parkland and green spaces. For commuters, Swanley Station is 1.3 miles away and provides connectivity to London Victoria and Blackfriars. Bexley mainline station gives easy access to London Bridge, Waterloo East and Charing Cross.

4 BEDROOMS • 2 RECEPTION ROOMS • 3 BATHROOMS

## EMERSONS AVENUE

SWANLEY

- Four Double Bedroom
- Detached Family Home
- Two Reception Room
- Conservatory
- Three Bathrooms & Downstairs W/C,
- Large Rear Garden
- 34ft Tandem Garage & Driveway
- 20ft Kitchen/Breakfast Room
- Offers Lots Of Potential (STLP)
- No Onward Chain

