

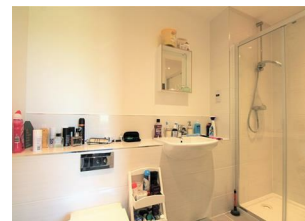
GROUND FLOOR  
APPROX. FLOOR  
AREA 457 SQ.FT.  
(42.5 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 455 SQ.FT.  
(42.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 912 SQ.FT. (84.7 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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		98
(81-91) B	86	
(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		



RIVERSIDE WHARF  
DARTFORD  
Guide Price £330,000



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

Zoopa.co.uk

PrimeLocation.com

onTheMarket.com

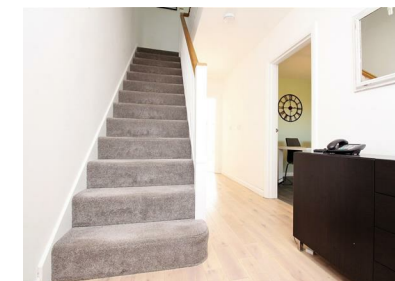
16 Market Street, Dartford, Kent, DA1 1ET

**Anthony Martin**  
Estate Agents

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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



Guide Price £330,000 - £350,000

This is a stunning three bedroom terraced house, that is only a few years old and still has all the guarantees/warranties that come with a brand new house. Only a short distance from Dartford mainline station and Town centre, the location is perfect for anyone looking to be close to amenities. The property is set out over two floors, the ground floor offers an modern fitted kitchen with integrated appliances and dining area, the lounge offering an ideal space to sit and relax not only at the dinner table but also for those who like to comfort of a living room to sit and relax of an evening. The property benefits from a ground floor w/c and plenty of storage space for your every day house hold goods. The first floor offers three spacious bedrooms, en-suite to bedroom 2 and a large family bathroom. The garden is well maintain and landscaped by the current vendors, there is also off street parking to the rear for 2 cars.

Dartford is a popular town within the Dartford Borough of Kent. With fantastic transport links including the A2 and M25 or via Dartford Main Line Train Station which takes approximately 35 minutes in to Central London. A few key attractions in the local area are 'The Orchard' Theatre which houses live music, dance and the occasional stand-up comedian. The Mick Jagger Centre is also home to theatrical and musical events. For those of you that are physically active there is Fairfield Swimming Pool and Leisure Centre, as well as Dartford Football Club for all you football enthusiasts. If you want to keep the kids occupied for a while, Dartford Park is the place to take them.

3 BEDROOMS • 1 RECEPTION ROOMS • 2 BATHROOMS

## RIVERSIDE WHARF

DARTFORD

- Three Bedroom
- Modern Mid Terraced House
- Great Views
- Modern Development
- Fantastic Location
- Kitchen & Dining Room
- Lounge
- Parking For 2 Cars
- En-Suite To Master Bedroom

