

GROUND FLOOR
APPROX. FLOOR
AREA 508 SQ.FT.
(47.1 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 363 SQ.FT.
(33.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 870 SQ.FT. (80.9 SQ.M.)

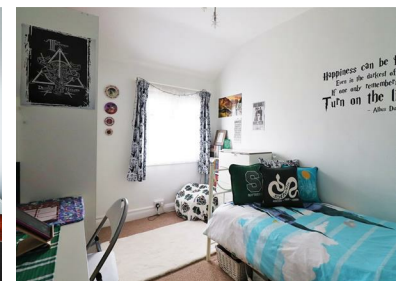
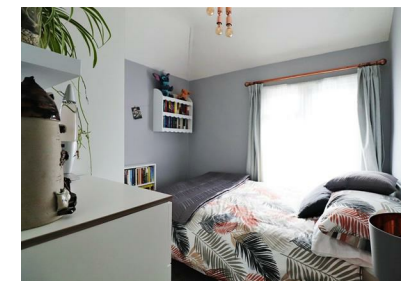
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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			84
(81-91) B			
(69-80) C		65	
(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
(81-91) B			
(69-80) C		59	
(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	



SYCAMORE ROAD DARTFORD

Asking Price £300,000



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



Anthony Martin are happy to offer for sale this great first time buyer family home which is located in the Tree estate just outside Dartford Town Centre.

The property comprises of an entrance hall, spacious lounge and this leads onto a good size kitchen diner which has some fitted appliances. Just beyond this there is a conservatory and a downstairs bathroom. Upstairs there are three good size bedrooms. There is a garden to the rear which is mostly laid to lawn and to the front the garden has been concreted in readiness to drop the kerb.

In Dartford town centre there is a huge choice of shops, restaurants, pubs and clubs and there is even a retail park and main line station nearby which gives you easy access into London.

This property will need to be seen to be fully appreciated so call us for a viewing slot now!

3 BEDROOMS • 2 RECEPTION ROOMS • 1 BATHROOMS

SYCAMORE ROAD

DARTFORD

- Three Bedroom Semi Detached House
- Lounge & Conservatory
- Close To The Town Centre
- Schools Nearby
- Near to Bus Stops and Station
- Double Glazed & Central Heating
- Potential Driveway To The Front
- Ideal First Time Buyer Property
- Great Family Home
- Potential Short Chain

