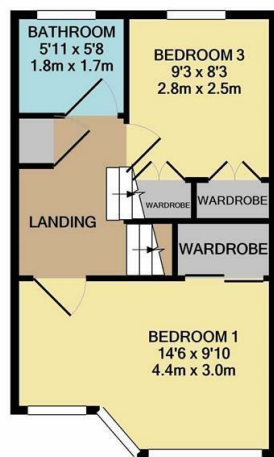
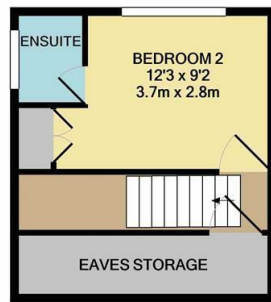


GROUND FLOOR  
APPROX. FLOOR  
AREA 475 SQ.FT.  
(44.1 SQ.M.)

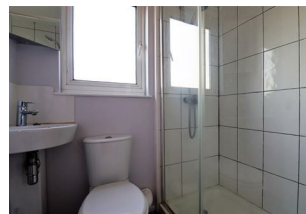


1ST FLOOR  
APPROX. FLOOR  
AREA 344 SQ.FT.  
(31.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1051 SQ.FT. (97.6 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  
Made with Metropix ©2020



2ND FLOOR  
APPROX. FLOOR  
AREA 233 SQ.FT.  
(21.6 SQ.M.)

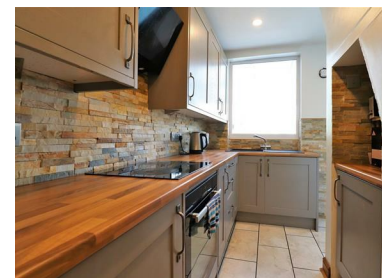


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub>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



## HALLFORD WAY DARTFORD

Guide Price £375,000



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16 Market Street, Dartford, Kent, DA1 1ET

**Anthony Martin**  
Estate Agents

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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





In a highly desirable area in West Dartford close to the Grammar schools and also between Crayford and Dartford town centres is this well kept 3 bedroom end of terrace house.

Internally, the property benefits from 2 reception rooms, along with a stunning kitchen, as well as a conservatory which is also used as a utility room.

The first floor boasts 2 double bedrooms along with a family bathroom, with there also being a loft conversion which is another bedroom as well as the ever handy en-suite.

There is off street parking to the front, along with a stunning rear garden and a garage.

Located on the outskirts of Dartford town centre and minutes away from Dartford mainline station 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.

3 BEDROOMS • 2 RECEPTION ROOMS • 2 BATHROOMS

## HALLFORD WAY

DARTFORD

- 3 Bedroom House
- 2 Reception Rooms
- En-Suite
- Conservatory
- Rear Garden
- Driveway
- Extended
- Great Location
- Close To Grammar Schools
- Sought After Location

