



TOTAL APPROX. FLOOR AREA 641 SQ.FT. (59.5 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		
(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



PADDOCK CLOSE
DARTFORD

Guide Price £210,000



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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



Guide Price £210,000 - Chain Free

Located in a semi rural area and positioned in the heart of South Darenth Village is this charming and well kept two bedroom ground floor flat. Internally the property is well presented and very spacious with a porch followed by a hallway that leads you through to a kitchen/diner, sizeable lounge, modern shower room as well as two double bedrooms. The home is fully double glazed and has gas central heating and also offers plenty of storage spaces. Externally you will find stunning communal gardens, as well your own garage en bloc.

The property is well situated for schools, parkland and the village which has a range of shops, friendly restaurants/pubs, as well as bus routes. Farningham Road Train Station is just 0.8 mile away and provides a direct line into London Victoria. Bluewater is just 5 miles away, approximately 15 minutes in the car, and provides excellent entertainment, shops and restaurants.

Call Anthony Martin estate agents today to view.

2 BEDROOMS • 1 RECEPTION ROOMS • 1 BATHROOMS

PADDOCK CLOSE

DARTFORD

- Chain Free
- 2 Bedroom Ground Floor Flat
- Good Condition Throughout
- Kitchen/Diner
- Garage En Bloc
- Close To Local Amenities
- Perfect Starter Home
- Rural Location
- Low Charges
- 0.8 Mile To Station

