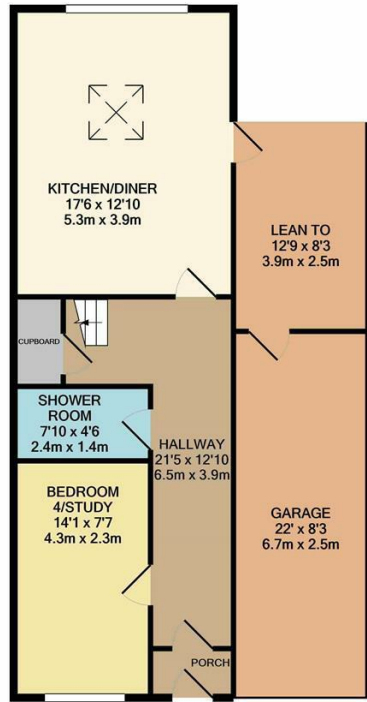
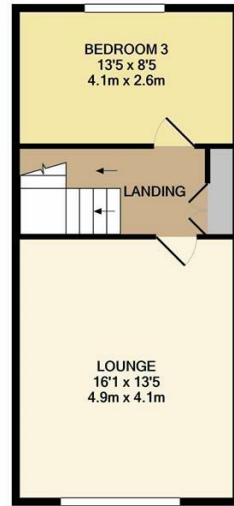


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating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



GROUND FLOOR
APPROX. FLOOR
AREA 850 SQ.FT.
(79.0 SQ.M.)

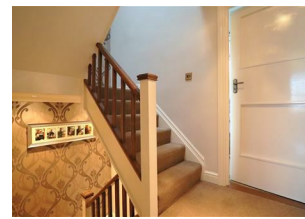


1ST FLOOR
APPROX. FLOOR
AREA 404 SQ.FT.
(37.5 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 402 SQ.FT.
(37.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1656 SQ.FT. (153.9 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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PHOENIX PLACE DARTFORD

Offers Over £375,000



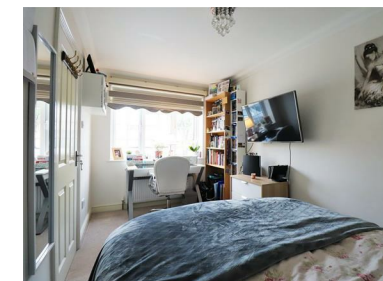
16 Market Street, Dartford, Kent, DA1 1ET

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



MODERN FAMILY HOME, CLOSE TO GRAMMAR SCHOOLS. UPDATED TO A VERY GOOD STANDARD. Situated in a very convenient location is this impressive four double bedroom family home, offers plenty of living space for everyone. The property benefits from having a modern kitchen/diner with fully fitted wall and base units. 12ft lean-to, bedroom four is on the ground floor and also a modern shower room. To the first floor is a Impressive lounge and other double bedroom. The second floor offers two double bedrooms and the family bathroom. The 22ft garage is perfect for many uses and outside there is a driveway as well. The current owners have updated this family home to a very good standard and is perfect for anyone looking for a home that is ready to move into straight away.

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. EPC rating

4 BEDROOMS • 1 RECEPTION ROOMS • 2 BATHROOMS

PHOENIX PLACE

DARTFORD

- Four Double Bedroom
- End Of Terrace Town House
- Well Presented Throughout
- Impressive Kitchen/Diner
- Family Bathroom & Shower Room
- Spacious Lounge
- 22ft Garage & Driveway
- Fantastic Family Home
- Close To Town Centre & Mainline Station

