



GROUND FLOOR
APPROX. FLOOR
AREA 310 SQ.FT.
(28.8 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 298 SQ.FT.
(27.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 608 SQ.FT. (56.5 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		97
(81-91) B	83	
(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		100
(81-91) B	87	
(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		



HALCROW AVENUE
DARTFORD

Offers In Excess Of £275,000



16 Market Street, Dartford, Kent, DA1 1ET

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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



Positioned perfectly on the popular Bridge development is this spacious two double bedroom terrace house. The property is situated on latest phase of the development allowing easy access in and out onto motorway links such as the M25. The bridge offers transport links with the shuttle bus running throughout the development allowing access in Dartford town centre which in turn will guide you to the train station for those who need to commute into central London.

The property is set out over two floors, the ground floor offers a spacious lounge offering an ideal space to sit and relax for those who like the comfort of a living room of an evening. The kitchen/diner is also a good size and perfect for entertaining. The property benefits from a ground floor w/c and plenty of storage space for you every day house hold goods.

The first floor offers two double bedrooms and a large family bathroom, plus en-suite. The rear garden is well maintain and there is also rear access, off street parking to the rear.

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

2 BEDROOMS • 1 RECEPTION ROOMS • 2 BATHROOMS

HALCROW AVENUE

DARTFORD

- Two Double Bedrooms
- Modern Mid Terrace House
- Lounge
- Kitchen/Diner
- Downstairs W/C
- En-Suite Plus Family Bathroom
- Parking
- Free Fast Track Bus Service
- Rear Garden

