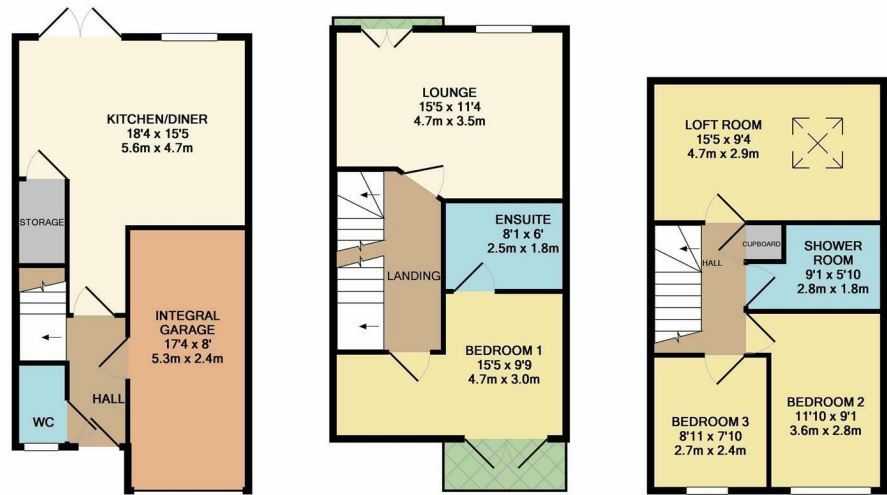


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B	81	81
(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		



GROUND FLOOR APPROX. FLOOR AREA 439 SQ.FT. (40.7 SQ.M.)

1ST FLOOR APPROX. FLOOR AREA 415 SQ.FT. (38.6 SQ.M.)

2ND FLOOR APPROX. FLOOR AREA 415 SQ.FT. (38.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1269 SQ.FT. (117.9 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. Made with Metropix (2019)



WAYLEN GARDENS
DARTFORD
Guide Price £345,000



rightmove.co.uk
The UK's number one property website

Zoopa.co.uk

PrimeLocation.com

onTheMarket.com

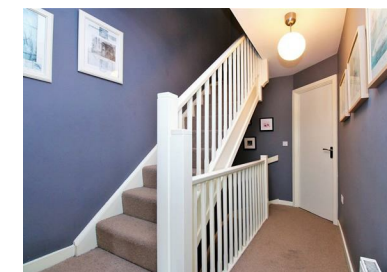
16 Market Street, Dartford, Kent, DA1 1ET

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



Positioned perfectly on the popular Bridge development is this spacious three bedroom with loft room end of terraced townhouse. The property is situated in the heart of the development, walking distance to the bus stop, the local shop, pharmacy and the highly sought after primary school. With easy access in and easy 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 three separate floors and benefits from plenty of storage space for your every day household goods. The ground floor offers an impressive kitchen/diner with an ideal space to sit and relax at the dinner table, downstairs w/c and integral garage. On the second floor there is a spacious lounge and Juliet balcony, perfect for those who like comfort of a living room to sit and relax of an evening. The master bedroom is a very good size, with balcony over looking a park and comes with a separate en-suite. The third floor has a further three bedrooms and shower room. The rear sunny garden is a perfect size, with side access and there is also off street parking at the front, plus visitor bays.

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 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 them.

3 BEDROOMS • 1 RECEPTION ROOMS • 2 BATHROOMS

WAYLEN GARDENS

DARTFORD

- Three Bedrooms & Loft Room
- Over Three Floors
- Fantastic Family Home
- Impressive Kitchen/Diner
- En-Suite To Master Bedroom
- Shower Room & Downstairs W/C
- Sought After Bridge Development
- Integral Garage & Parking
- Close To Bus Service
- Rear Garden

