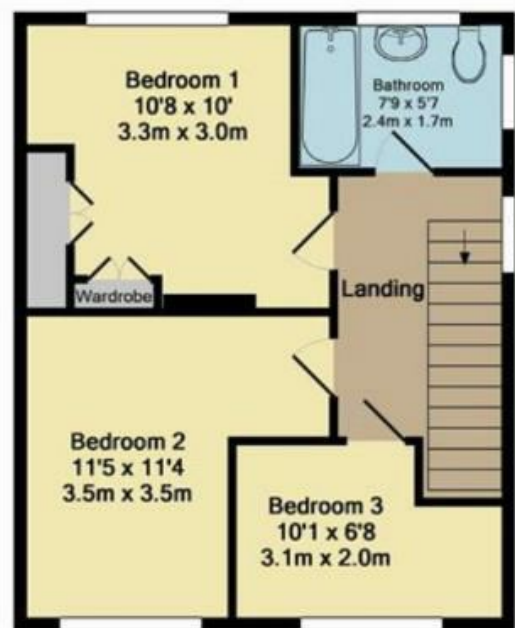




Ground Floor
Approx. Floor
Area 36.2 Sq.M.
(390 Sq.Ft.)



1st Floor
Approx. Floor
Area 36.2 Sq.M.
(390 Sq.Ft.)

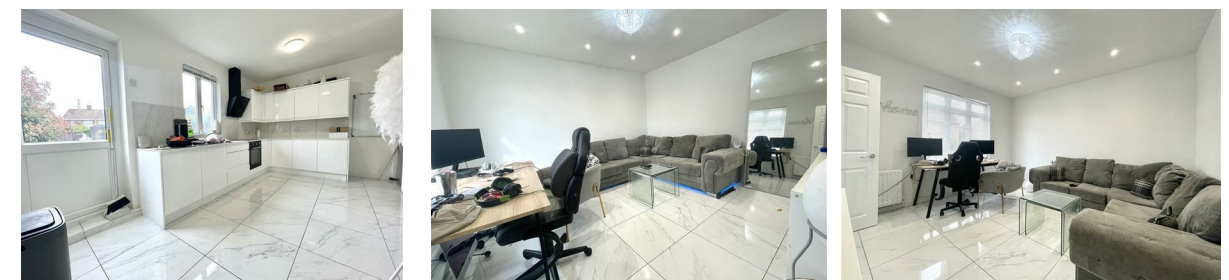
| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not 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 | |



WELLCOME AVENUE

DARTFORD

£1,695



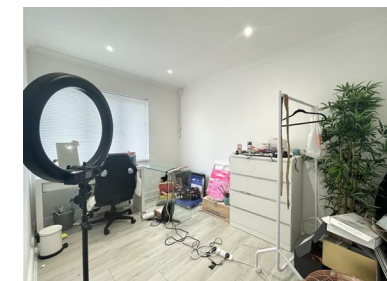
16 Market Street, Dartford, Kent, DA1 1ET

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



Located near to Dartford Town Centre and Train Station is this sizeable 1950s Semi-Detached family home. The property boasts a secluded rear garden and a paved driveway externally. Whilst internally the abode offers great living accommodation with an entrance hall that leads onto a lounge and spacious kitchen dining room on the ground floor. Whilst on the first floor are three well proportioned bedrooms and a contemporary bathroom. Call now to view.

Close to 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 today on 01322 47 99 33 to book your internal viewing that comes highly recommended.

3 BEDROOMS • 1 RECEPTION ROOMS • 1 BATHROOMS

WELLCOME AVENUE

DARTFORD

- Stunning Throughout
- 3 Bedroom
- Large Kitchen Diner
- Driveway
- Rear Garden
- Near to Dartford Train Station
- Near to Dartford Town Centre
- Easy M25 and A2 Access
- Available start of June
- Call today!

