



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		



HEATHVIEW CRESCENT DARTFORD

Guide Price £525,000



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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 £525,000 - £550,000

Situated on a popular road in West Dartford is this extended five bedroom semi detached chalet property. The property itself is well located for local transport links, as well as local schools such as Dartford and Wilmington Grammar, which is within the catchment area. Shops are also close by. This chalet would suite a growing family looking for that next step property.

The ground floor offers versatile living accommodation within. There are two spacious reception rooms, both are good sizes. The conservatory is perfect to sit and relax enjoying the picturesque views onto the garden. The kitchen has ample space for those keen chefs in the family to show off their culinary skills. There is also the added benefit of a utility room, downstairs w/c and a study, that could be used as a bedroom if needed.

The first floor offers four bedrooms, an en-suite to the master bedroom and another modern family bathroom. All of the bedrooms are of a good size and ideal for a growing family needing bigger bedrooms.

The garden is mainly laid to lawn. A lovely size garden offering a sun trap seating area for friends and family to gather of a weekend. There is a spacious double garage to hold your gardening tools, or even if you wanted to utilise this space as a workshop.

There is off street parking for a number of vehicles.

4 BEDROOMS • 2 RECEPTION ROOMS • 2 BATHROOMS

HEATHVIEW CRESCENT

DARTFORD

- Five Bedrooms
- Extended Semi Detached House
- Sought After Location West Dartford
- Spacious Family Home
- Two Reception Room
- En-Suite To Master Bedroom
- Modern Bathroom
- Parking For Several Cars & Double Garage
- Close To Popular Schools

