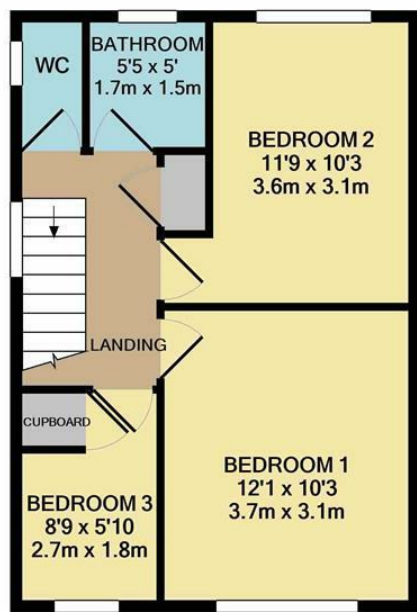


GROUND FLOOR
APPROX. FLOOR
AREA 532 SQ.FT.
(49.4 SQ.M.)

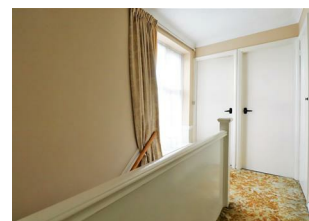


1ST FLOOR
APPROX. FLOOR
AREA 384 SQ.FT.
(35.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 916 SQ.FT. (85.1 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		
(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		



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Anthony Martin
Estate Agents

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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



This charming 1950s semi-detached family home is perfect for any family looking to make improvements to suit their needs. Offered with no onward chain and lots of potential. Located in the popular village of Darenth this home boasts a secluded rear garden and a spacious attached garage to the side with a driveway for several vehicles externally. Whilst internally on the ground floor the entrance hall leads onto a 25ft lounge/diner, kitchen and a sitting room. On the first floor there are three bedrooms and a bathroom, with a separate w/c off the landing.

Positioned in a semi-rural village of Darenth and located within 1.5 miles to several highly sought-after primary schools such as Fleetdown, Darenth Community, Sutton-At-Hone, Stone St Mary's and Bean as well as The Leigh Academy secondary school. Dartford Crossing, A2 and the M25 are within easy access too. Call Anthony Martin estate agents today to view. EPC rating

3 BEDROOMS • 2 RECEPTION ROOMS • 1 BATHROOMS

COOMBFIELD DRIVE

DARTFORD

- Three Bedroom
- Semi Detached House
- Great Size Family Home
- Offers Lots Of Potential
- Updating Required
- 25ft Lounge/Diner & Sitting Room
- Garage & Driveway
- Darenth Village Location
- No Onward Chain

