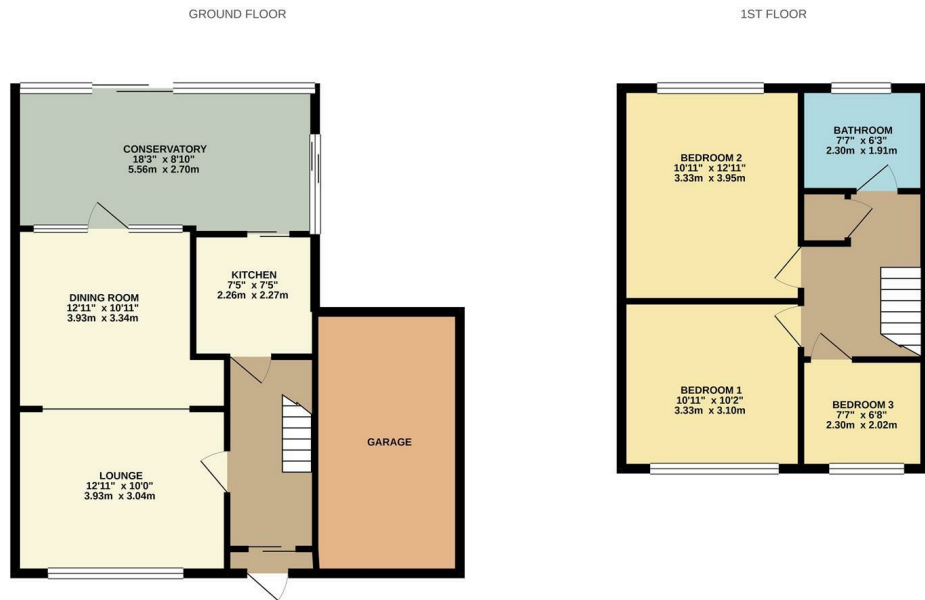




| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running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



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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ST. JOHNS ROAD
DARTFORD
Asking Price £325,000



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onTheMarket.com

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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



UPDATING REQUIRED. NO ONWARD CHAIN. This three bedroom semi detached family home offers plenty of living space for everyone. The property benefits from having a impressive lounge/dining room and conservatory, with a kitchen, that needs updating. Access to the rear garden, which is a very good size. The first floor offers two doubles, one single bedroom, which is bigger then average and the modern family shower room. The property is situated in a sought after location right near the popular Brent Primary School. This property offers so much potential (subject to local planning) Perfect for anyone looking to make changes and updates to suit there needs and requirements..

Located on the outskirts of 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 Anthony Martin Estate Agents to view today. EPC rating.

3 BEDROOMS • 1 RECEPTION ROOMS • 1 BATHROOMS

ST. JOHNS ROAD

DARTFORD

- Three Bedrooms
- Semi Detached House Offered With No Onward Chain
- In Need Of Updating
- Lounge/Diner
- Conservatory
- Fantastic Family Home
- Offers Lots Of Potential (STLP)
- Garage & Driveway
- Upstairs Shower Room
- Outskirts Of Dartford Town Centre

