



TOTAL FLOOR AREA: 786 sq.ft. (73.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 Metaplan (2022).

rightmove

Zoopla.co.uk

PrimeLocation.com

onTheMarket.com



IMPORTANT: These property details are set out as a general guideline only and do not constitute any part of an offer or contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from the solicitor or surveyor. Fixtures, fittings and other items are not included unless specified. All measurements, distances and areas are approximate, and for guidance only. Room measurements are taken to the nearest 3" and prospective buyers are advised to check these for any particular purpose, e.g fitted carpets and furniture.



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**Offers Over
£375,000**

Ribblesdale Road

Dartford

--Open House Fully Booked, No More Viewings Available--

This is a beautiful, three bedroom semi-detached house that has been loved and cared for over the years by the current owners. Situated in a quiet cal de sac, Offering good transport links as well as being close to amenities, sought after schools with great Ofsted reports and Darenth Valley hospital, this house is a must view.

The current owners inform us that planning permission has been approved to carry out a single rear extension, plans are available to view. Adding a larger kitchen/diner, utility room, downstairs w/c.

The property is set out over two floors with the ground floor offering a spacious lounge, as well as a stunning modern kitchen/diner which is perfect for hosting friends and family.

To the first floor there are two double bedrooms and a single bedroom, plus a contemporary modern shower room with separate w/c. The garden has side access from the front and is relatively low maintenance with a lawn, patio area, large decking area as well as a shed for storage. There is also a driveway at the front providing parking for up to two cars.

If you are looking for a family home that is ready to move into then this is a must see for you.

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.



- **Three Bedrooms**
- **Semi Detached House**
- **Impressive Kitchen/Diner**
- **Separate Lounge**
- **Upstairs Modern Shower Room With Separate W/C**
- **Well Presented Throughout**
- **Planning Approved To Add Single Rear Extensi**
- **Driveway To Front**
- **Sought After Location**
- **Landscaped Rear Garden**

