



GROUND FLOOR  
APPROX. FLOOR  
AREA 353 SQ.FT.  
(32.8 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 356 SQ.FT.  
(33.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 709 SQ.FT. (65.9 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) <b>A</b>		<b>94</b>
(81-91) <b>B</b>		<b>80</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		



## SILVER TRAIN GARDENS

### DARTFORD

Offers Over £275,000



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16 Market Street, Dartford, Kent, DA1 1ET

**Anthony Martin**  
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



Positioned perfectly on the popular Bridge development is this spacious two double bedroom end of terrace house. The property is situated on phase two of the development allowing easy access in and easy out onto motorway links such as the M25. The bridge offers transport links with the shuttle bus running throughout the development allowing access in Dartford town centre which in turn will guide you to the train station for those who need to commute into central London.

The property is set out over two floors, the ground floor offers an open plan kitchen with the lounge/diner offering an ideal space to sit and relax not only at the dinner table but also for those who like to comfort of a living room to sit and relax of an evening. The property benefits from a ground floor w/c and plenty of storage space for you every day house hold goods. The first floor offers two double bedroom and a large family bathroom. The rear garden is well maintain and there is also rear access, off street parking to the front.

Dartford is a popular town within the Dartford Borough of Kent. With fantastic transport links including the A2 and M25 or via Dartford Main Line Train Station which takes approximately 35 minutes in to Central London. A few key attractions in the local area are The Orchard Theatre which houses live music, dance and the occasional stand-up comedian. The Mick Jagger Centre is also home to theatrical and musical events. For those of you that are physically active there is Fairfield Swimming Pool and Leisure Centre, as well as Dartford Football Club for all you football enthusiasts. If you want to keep the kids occupied for a while, Dartford Park is the place to take them.

2 BEDROOMS • 1 RECEPTION ROOMS • 1 BATHROOMS

## SILVER TRAIN

DARTFORD

- Two Double Bedroom
- Modern End Of Terrace House
- Lounge/Diner
- Modern Fitted Kitchen
- Downstairs W/C
- Off Street Parking
- Rear Garden
- Free Fast Track Bus Service
- Sought After Location

