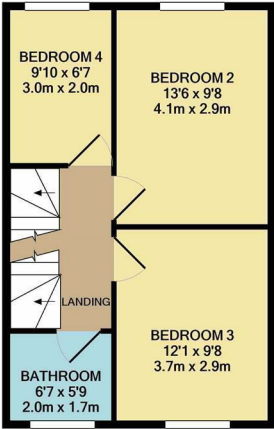
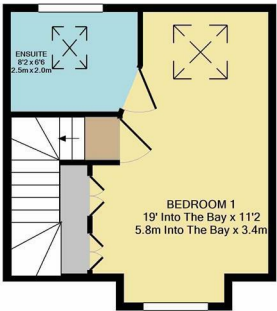


GROUND FLOOR  
APPROX. FLOOR  
AREA 430 SQ.FT.  
(40.0 SQ.M.)

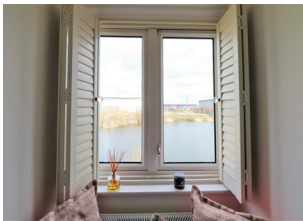


1ST FLOOR  
APPROX. FLOOR  
AREA 415 SQ.FT.  
(38.6 SQ.M.)  
TOTAL APPROX. FLOOR AREA 1125 SQ.FT. (104.5 SQ.M.)

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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2ND FLOOR  
APPROX. FLOOR  
AREA 279 SQ.FT.  
(25.9 SQ.M.)



onTheMarket.com

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.

onTheMarket.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	85	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		96
(81-91) B	87	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		



## ELLINGHAM VIEW DARTFORD

Asking Price £415,000



rightmove.co.uk  
The UK's number one property website

Zoopla.co.uk

PrimeLocation.com

**Anthony Martin**  
Estate Agents

01322 583 033  
dartford@anthonymartin.co.uk  
www.anthonymartin.co.uk

**Anthony Martin**  
Estate Agents





Positioned perfectly on the popular Bridge development is this modern spacious four bedroom end of terraced townhouse. The property is situated in the latest phase of the development and is walking distance to the bus stop, local shop, pharmacy and the highly sought after primary school. With easy access in and out onto motorway links such as the M25, the bridge offers great 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 three separate floors and benefits from plenty of space for the whole family. The ground floor offers an impressive kitchen/diner with an ideal space to sit and relax at the dinner table, downstairs w/c, spacious lounge, perfect for those who like comfort of a living room to sit and relax of an evening. The first floor has a further three bedrooms and family bathroom. On the second floor you will find the master bedroom, which is very impressive and spacious, with great views over looking a park, lake and comes with a separate en-suite. The rear sunny garden is a perfect size, which has been landscaped with side access and rear access. There is also off street parking at the rear for two cars.

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 the

4 BEDROOMS • 2 RECEPTION ROOMS • 2 BATHROOMS

## ELLINGHAM VIEW

DARTFORD

- Four Bedrooms
- Modern Family Home
- Over Three Floors
- Updated High Specification
- Kitchen/Diner
- Spacious Lounge
- Landscaped Rear Garden
- Great Views
- Impressive Master Bedroom With En-Suite
- Parking At Rear For Two Cars

