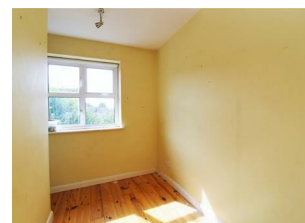


GROUND FLOOR
APPROX. FLOOR
AREA 414 SQ.FT.
(38.4 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 402 SQ.FT.
(37.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 816 SQ.FT. (75.8 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		



SINCLAIR WAY
DARTFORD

Asking Price £300,000



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16 Market Street, Dartford, Kent, DA1 1ET

Anthony Martin
Estate Agents

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dartford@anthonymartin.co.uk
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 modern three bedroom mid terrace home is very spacious and is well presented family home. Located in the village of Darenth, offered with no onward chain and ready to move in. Comprises spacious lounge and dining room, fitted kitchen/diner, over looking the private rear garden, which has a large pond and summer house. On the first floor there are three bedrooms, en-suite to bedroom 1 and shower room. The property also benefits from having full double glazed windows and gas central heating throughout. To the front you have a driveway for two cars.

Positioned in a semi rural town 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 • 1 RECEPTION ROOMS • 2 BATHROOMS

SINCLAIR WAY

DARTFORD

- Three Bedrooms
- Modern Mid Terrace House
- Spacious Lounge
- Dining Room
- Kitchen
- Downstairs W/C
- En-Suite To Master Bedroom
- Landscaped Rear Garden With Summer House
- Driveway To Front
- No Onward Chain

