



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>81</b>	<b>95</b>
(81-91) <b>B</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		
EU Directive 2002/91/EC		
		
England & Wales		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>	<b>84</b>	<b>97</b>
(81-91) <b>B</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		
EU Directive 2002/91/EC		
		
England & Wales		



DARWIN AVENUE  
DARTFORD  
£1,295



**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





Anthony Martin Estate Agents are delighted to offer you TO LET this absolutely stunning 2 bedroom house, situated on the ever popular 'The Bridge' Development.

The property has been kept absolutely stunning by the current occupant, and comes COMPLETELY FURNISHED throughout. Downstairs benefits from having a large Living Room, which flows nicely on to the kitchen and has ample space for a dining area too. There is also a downstairs W/C.

Upstairs benefits from having 2 bedrooms, the master bedroom boasts the ever handy en-suite, as well as a family bathroom also.

The rear garden is stunning, and is mainly laid to lawn. There is also an allocated parking space for one car.

This property is truly not to be missed! Please call us today on 01322 47 99 33 (opt 2).

2 BEDROOMS • 1 RECEPTION ROOMS • 2 BATHROOMS

## DARWIN AVENUE

DARTFORD

- 2 Bedroom House
- FULLY FURNISHED
- 2 Double Bedrooms
- Stunning Internally
- Great Location
- Off Street Parking
- Call Today
- Available NOW
- Not to be Missed
- EPC - B

