



Martin Drive, Dartford, DA2 6BF  
Guide price £425,000

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Guide Price £425,000 - £450,000. A chance to purchase this bright and airy three double bedroom, two bathroom semi-detached house which was built in 2015 and is located in a popular residential road near to the newly built Stone Lodge school.

The accommodation is arranged over three floors with the living areas located on the ground floor and the bedrooms and bathrooms located on the first and second floors.

On the ground floor is a cloakroom, a modern kitchen with integrated appliances and feature bay window overlooking the front garden plus the living room with bay window to side looking out to the garden and double doors to the rear also looking out on to the garden.

There are two double bedrooms and the family bathroom on the first floor with the master bedroom which has built in wardrobes, dual aspect windows and an en-suite shower room, located on the top floor.

The walled and fenced garden wraps itself around the rear and sides of the property with a patio area, garden shed and area of lawn. To the side of the property there is a drive way for three cars. The property also has the added benefit of no forward chain.

Please note the property is subject to an annual service charge. Details to be verified by sellers solicitor.

#### Entrance Hall

#### Ground Floor Cloakroom

#### Kitchen

13'7" into bay x 6'8" (4.14m into bay x 2.03m)

#### Living Room

14'8" x 13'1" (4.47m x 3.99m)

#### First Floor Landing

#### Bedroom Two

14'8" x 8' (4.47m x 2.44m)

#### Bedroom Three

14'8" x 8' (4.47m x 2.44m)

#### Bathroom

7' x 6'9" (2.13m x 2.06m)

#### Second Floor Landing

6'6" x 5' (1.98m x 1.52m)

#### Master Bedroom

13'9" x 11'3" to wardrobes (4.19m x 3.43m to wardrobes)

#### En-Suite Shower Room

7'9" x 4'9" (2.36m x 1.45m)

#### Rear Garden

35' x 25' (10.67m x 7.62m)

#### Driveway







Total area: approx. 92.7 sq. metres (998.3 sq. feet)



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>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 energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Viewing

Please contact our The Homes Group Office on 01322 875000 if you wish to arrange a viewing appointment for this property or require further information.

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