



Martin Drive, Dartford, DA2 6BF  
Guide price £400,000



Guide Price £400,000 - £425,000. A bright and beautifully presented three double bedroom, two bathroom family home located in a sought after road close to The Brent Primary School, The Gateway Primary Academy and the newly built Stone Lodge Secondary School.

The ground floor consists of a modern kitchen which features a bay window to the front plus integrated appliances, a ground floor cloakroom and living room to the rear which also features a bay window the the side plus double doors opening out into the rear garden. On the first floor there are two double bedrooms and a family bathroom. On the top floor is the master bedroom with windows to front and side plus a sky light to the rear, built-in wardrobes and an en-suite shower room with a skylight too.

The garden to the rear is fenced and walled and is majority artificial lawn plus there is a gate leading to the block paved rear driveway for up to two vehicles. We understand the property also has an additional allocated parking space.

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

13'10" x 11'3" to wardrobes (4.22m x 3.43m to wardrobes)

#### En-Suite Shower Room

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

#### Rear Garden

35' (10.67m)

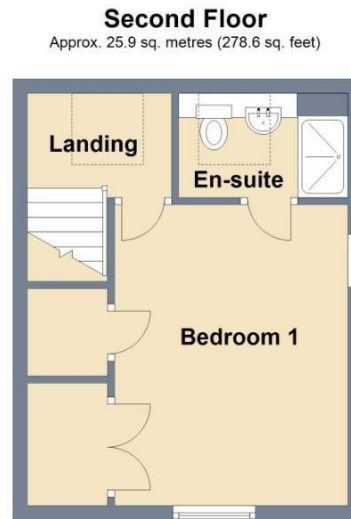
#### Rear Driveway

#### Allocated Parking Space

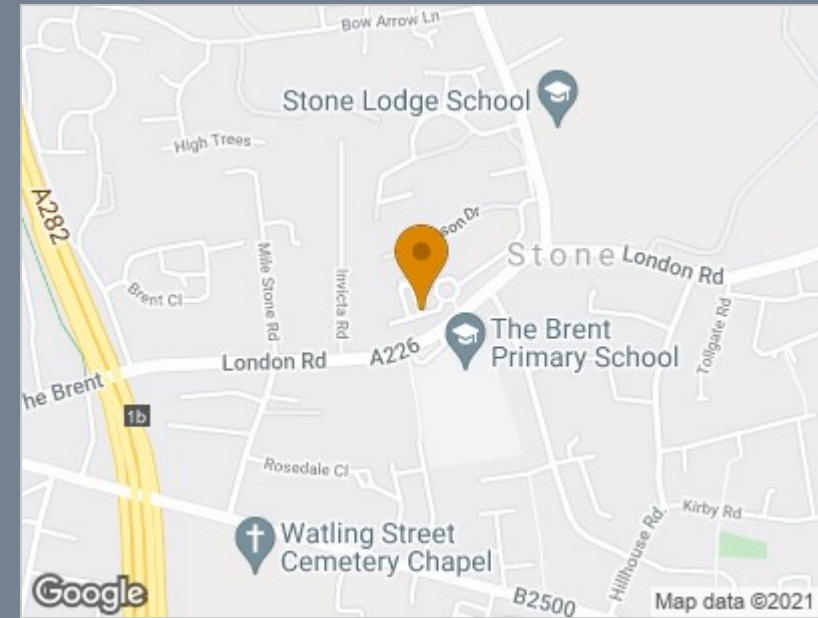
#### Estate Service Charge







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 532 889 if you wish to arrange a viewing appointment for this property or require further information.

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