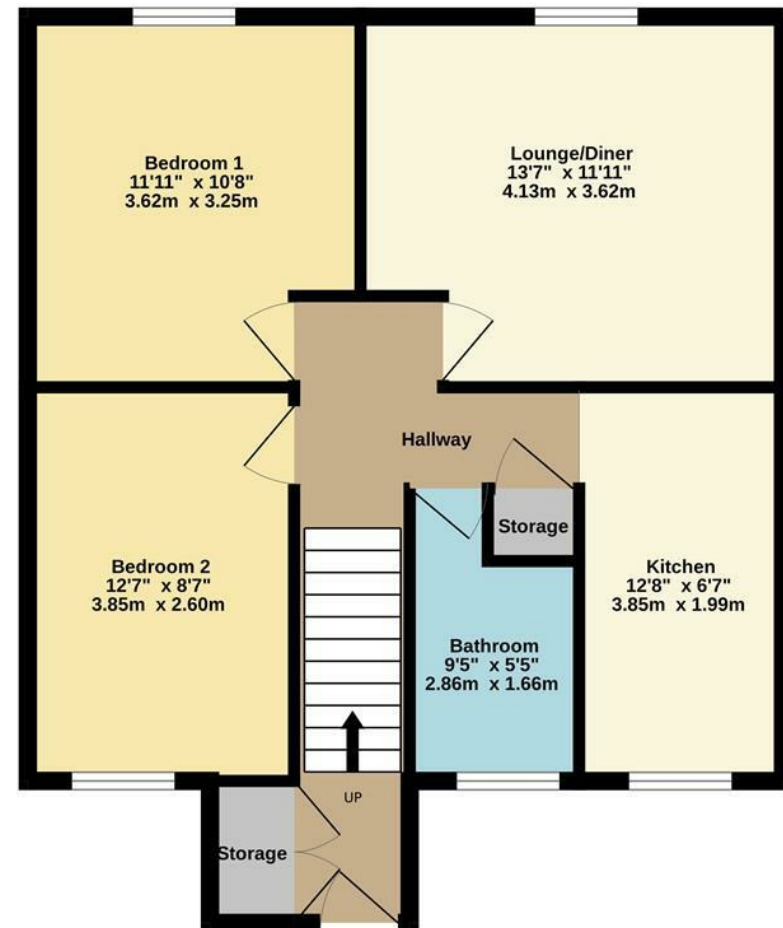


Top Floor
623 sq.ft. (57.9 sq.m.) approx.



TOTAL FLOOR AREA : 623 sq.ft. (57.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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22 Albert Road, Belvedere, Kent, DA17 5LJ

01322 947 967

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www.mlmestateagents.co.uk

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	61	77
	EU Directive 2002/91/EC	



PHILLIPS CLOSE
DARTFORD DA1 3HB
£1,450 Per month

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.

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HIGHLY SOUGHT AFTER LOCATION

Nestled in a serene cul-de-sac in West Dartford, this delightful 2-bedroom first-floor maisonette presents a wonderful leasing opportunity, available immediately for those eager to settle into their new home without delay. Perfectly positioned close to Crayford Train Station, this property promises convenience and connectivity, making it ideal for commuters or anyone looking to explore the local area and beyond.

Recently refurbished to an exceptional standard, the maisonette boasts a brand-new kitchen, bathroom, flooring, and fresh redecoration throughout. Every detail has been carefully considered to create a contemporary and luxurious living space, ready for you to enjoy from the moment you step inside.

The stylish kitchen is designed for both functionality and flair, equipped with modern appliances and finishes, providing an inspiring space for preparing meals and entertaining guests. The bathroom offers a sleek and modern feel, with high-quality fixtures and a clean, crisp design. Plush new flooring extends throughout the home, enhancing the fresh and inviting atmosphere.

Adding to its charm, this property features a private garden—a rare find for a maisonette—offering a peaceful retreat where you can relax, garden, or host outdoor gatherings in a secluded setting.

Ideal for long-term tenants seeking a touch of luxury in their everyday lives, this maisonette in West Dartford is more than just a place to live—it's a place to thrive. Don't miss the chance to make this exquisite property your new home, where convenience meets comfort in a beautifully tranquil neighborhood.

2 BEDROOMS • 1 RECEPTION ROOMS • 1 BATHROOMS

PHILLIPS CLOSE

DARTFORD DA1 3HB

- 2 BEDROOM 1ST FLOOR MAISONETTE
- AVAILABLE 7th SEPTEMBER
- PRIVATE GARDEN
- REFURBISHED THROUGHOUT
- CLOSE TO CRAYFORD TRAIN STATION
- EPC- D
- COUNCIL TAX BAND B
- SUBJECT TO SUCCESSFUL REFERENCING

