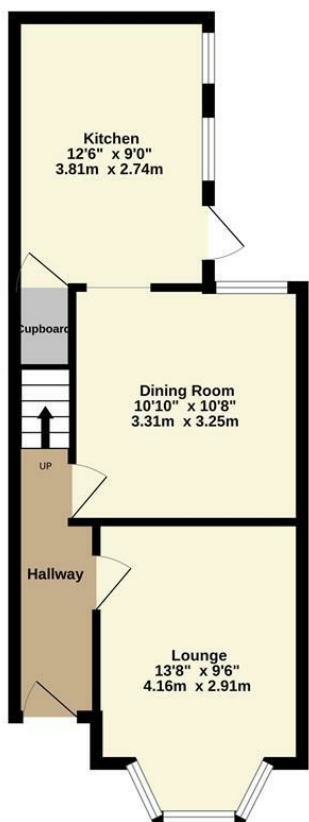


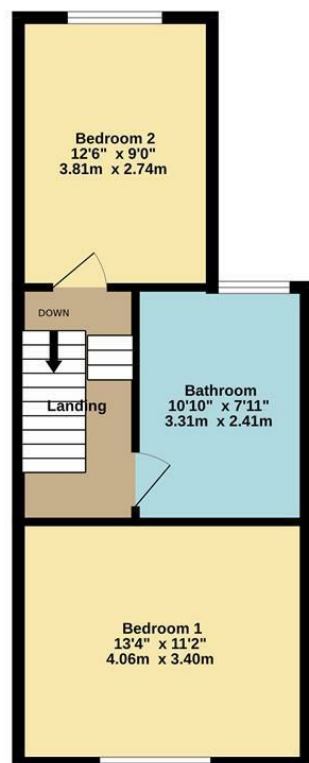
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



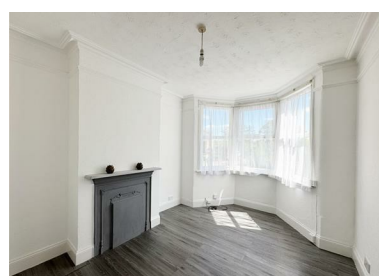
Ground Floor
410 sq.ft. (38.1 sq.m.) approx.



1st Floor
406 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA : 816 sq.ft. (75.8 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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WESTGATE ROAD
DARTFORD DA1 2AT
£1,600 Per month



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www.mlmestateagents.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.





*AVAILABLE IMMEDIATELY

Welcome to this charming 2-bedroom house located on Westgate Road in Dartford! This lovely property boasts a convenient location within walking distance to Dartford town centre, making it ideal for those who enjoy easy access to local amenities and shops.

With 2 bedrooms, 2 reception rooms and bathroom, this house offers ample space for comfortable living. The property is perfect for those who value convenience, as it is only half a mile away from Dartford train station, providing excellent transport links for commuters or those who enjoy exploring the surrounding areas.

Imagine having all the local amenities right on your doorstep - from shops to restaurants, everything you need is just a stone's throw away. Whether you're looking to settle down in a vibrant community or seeking a property with great potential, this house on Westgate Road is sure to capture your heart.

Don't miss out on the opportunity to make this house your home sweet home in Dartford!

EPC D
COUNCIL TAX BAND C

2 BEDROOMS • 2 RECEPTION ROOMS • 1 BATHROOMS

WESTGATE ROAD

DARTFORD DA1 2AT

- TWO BEDROOMS
- WALKING DISTANCE TO DARTFORD TOWN CENTRE
- 0.5 MILES TO DARTFORD BR STATION
- EPC D
- AVAILABLE IMMEDIATELY
- PERMIT PARKING ONLY
- COUNCIL TAX BAND C
- TWO RECEPTION ROOMS

