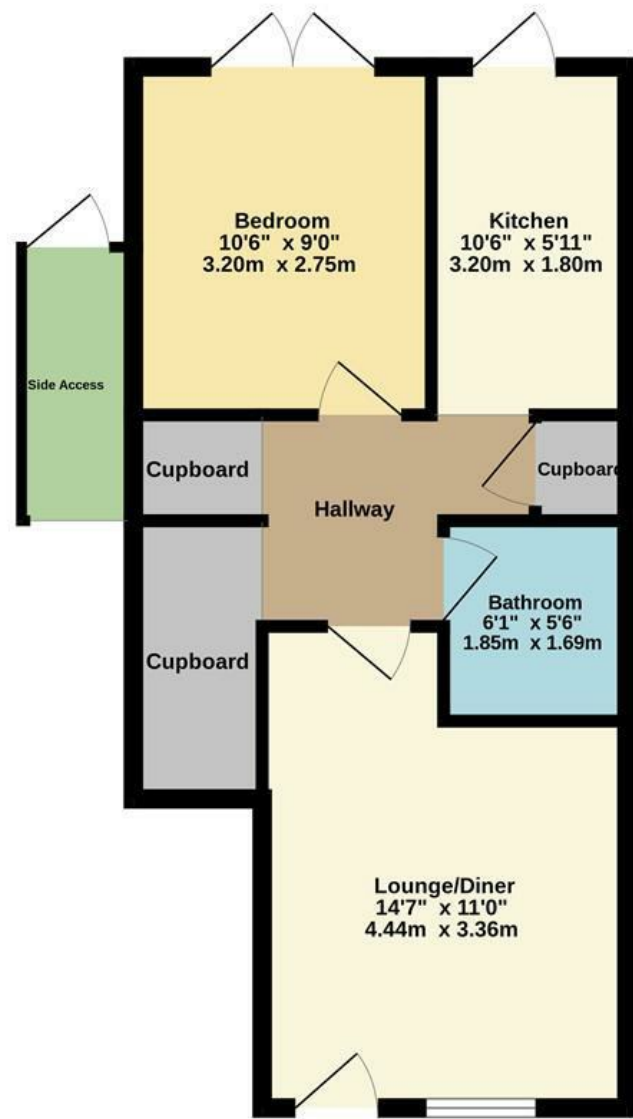


Ground Floor  
433 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA : 433 sq.ft. (40.2 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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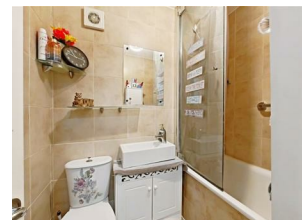


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D			
(39-54) E			
(21-38) F		32	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



WYATT ROAD  
DARTFORD DA1 4SP  
Offers over £235,000



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.





This spacious one-bedroom ground floor maisonette is offered to the market in excellent condition throughout, making it an ideal first-time purchase, downsize or investment opportunity.

The accommodation comprises a bright front lounge, a well-appointed kitchen, modern bathroom, and a generous double bedroom with fitted storage, along with the added benefit of a large internal storage cupboard.

A real highlight of this home is the impressive 65ft south-facing private garden, perfect for enjoying the warmer months. To the rear, a stunning summer house provides a versatile space ideal for relaxing, working from home or entertaining.

Situated on Wyatt Road, the property is conveniently positioned for local amenities and transport links, with ample on-road parking available on a first come, first served basis.

Further benefits include an exceptionally long lease of approximately 955 years (to be verified by your solicitor), offering long-term peace of mind.

A superb home that combines space, style and outdoor living — early viewing is highly recommended.

1 BEDROOMS • 1 RECEPTION ROOMS • 1 BATHROOMS

## WYATT ROAD

DARTFORD DA1 4SP

- 1 BEDROOM GROUND FLOOR MAISONETTE
- BEAUTIFUL CONDITION FROM START TO FINISH
- 955 YEARS LEASE- TO BE VERIFIED BY SOLICITOR
- LARGE REAR GARDEN WITH SUMMER HOUSE
- IDEAL FIRST TIME PURCHASE OR FOR THOSE DOWNSIZING
- PLENTY OF ON ROAD PARKING ON A FIRST COME FIRST SERVED BASIS
- EPC F
- 433 SQ FT
- COUNCIL TAX BAND B

