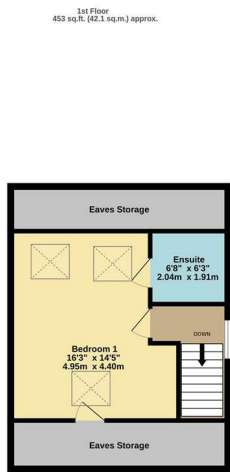
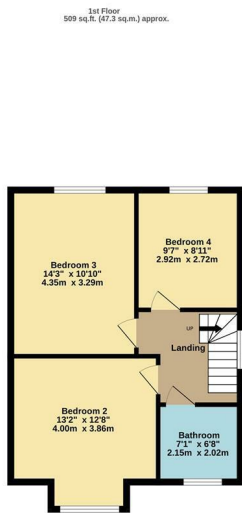
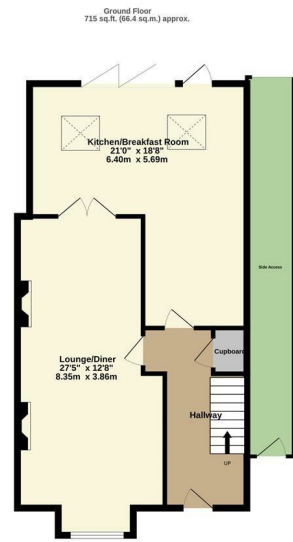


| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</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 |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |



TOTAL FLOOR AREA : 1676 sq.ft. (155.8 sq.m.) approx.  
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WATLING STREET

DARTFORD DA1 1RF

Guide price £525,000

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The UK's number one property website

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**MLM**  
MURRAY • LEE • MCKENZIE  
ESTATE AGENTS

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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.

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This stunning four-bedroom semi-detached period house perfectly blends character and modern comfort, ideally located for local amenities, Dartford town centre, and the mainline train station.

The ground floor features a welcoming through lounge with a charming feature fireplace, leading to a modern fitted kitchen that opens into a spacious family room—an ideal space for entertaining or relaxing with the family.

Upstairs, there are three well-proportioned bedrooms and a contemporary family bathroom, while the loft conversion provides an impressive double bedroom complete with an en-suite bathroom featuring a Jacuzzi bath, creating a luxurious private retreat.

Externally, the property boasts a superb rear garden with a large decked entertaining area, perfect for summer gatherings, and a driveway to the front providing parking for up to three cars.

Internal viewing is highly recommended to fully appreciate the charm, space, and quality of this exceptional family home.

4 BEDROOMS • 2 RECEPTION ROOMS • 2 BATHROOMS

## WATLING STREET

DARTFORD DA1 1RF

- 4 BEDROOM PERIOD SEMI DETACHED
- PARKING FOR 3 VEHICLES
- PRIME LOCATION FOR SCHOOLS/SHOPS/M25/DARTFORD TOWN CENTRE
- LARGE EXTENDED KITCHEN BREAKFAST ROOM TO THE REAR
- UPSTAIRS BATHROOM AND EN SUITE TO TOP FLOOR BEDROOM
- ACCOMMODATION LAID OUT OVER 3 FLOORS
- EPC D
- COUNCIL TAX BAND C
- 1676 SQ FT
- PERFECT HOME FOR THE LARGER FAMILY

