SELLING & RENTING HOMES

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LAND ESTATES

SALES, LETTINGS & MANAGEMENT

SANCTUARY CLOSE DARTFORD

£1,700

- Two bedroom house.
- Private garage.
- Walking distance to the Dartford Grammar Schools
- Modern throughout.
- Walking distance to Dartford Train Station and Town Centre.

Land Estates are delighted to bring to the market, this well presented, two bedroom house situated in the highly desirable area of West Dartford.

The house benefits from natural light throughout and has been routinely maintained to a good standard.

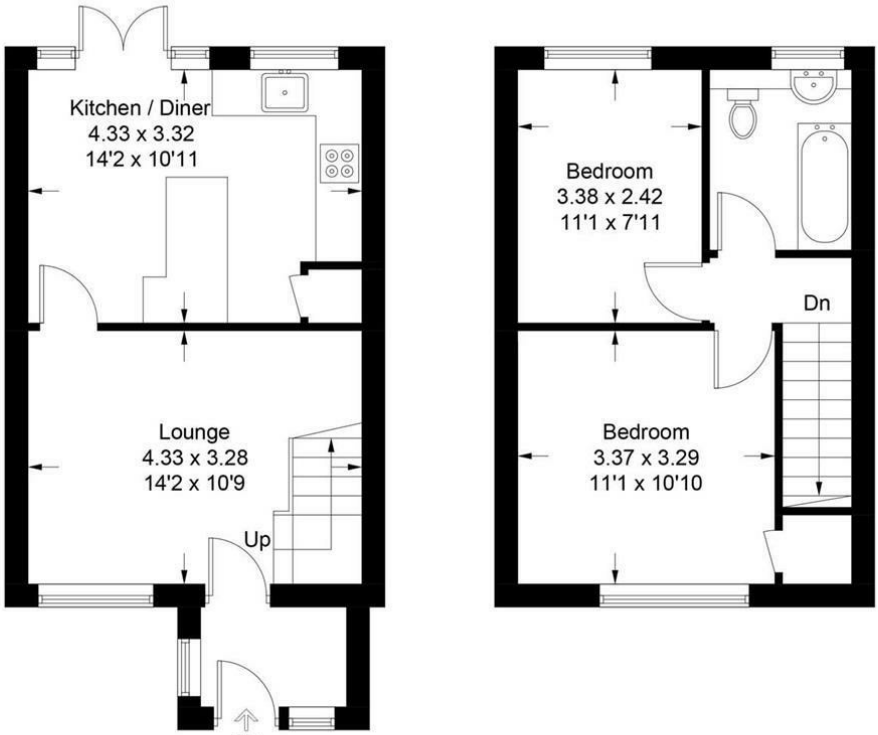
The property comprises of a lounge and a modern kitchen/diner which gives access to the garden. To the first floor there are two double bedrooms and the family bathroom.

The garden is generously sized, private and south facing. The property also benefits from a private garage which can be used for parking or storage.

Conveniently located just a few minutes' walk from the renowned Dartford Grammar Schools and West Hill Primary School. Dartford Town Centre and Train Station are also within walking distance making it an ideal home for commuters.

Please contact Land Estates to arrange your viewing.

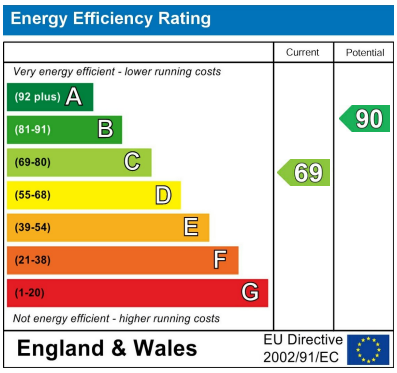
Dartford, DA1



Ground Floor **First Floor**

Approximate Gross Internal Area
Ground Floor = 32 sq m / 340 sq ft
First Floor = 29 sq m / 313 sq ft
Total = 61 sq m / 653 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1135209)



EPC Rating: C Council Tax Band: C

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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