



Shirley Close | | Dartford | DA1 5BB

Offers over £160,000



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Nestled in the charming area of Shirley Close, Dartford, this delightful purpose-built flat offers a perfect blend of comfort and convenience. Spanning an inviting 452 square feet, the property features two well-proportioned bedrooms, making it an ideal choice for couples, small families, or those seeking a cosy retreat.

Upon entering, you are welcomed into a spacious reception room that serves as the heart of the home, providing a warm and inviting space for relaxation or entertaining guests. The flat also boasts a functional bathroom, designed to cater to your everyday needs.

Constructed in 1930, this property carries a sense of character and history, while still offering the modern

- 2 bedrooms
- Spacious reception room
- 452 sq ft living space
- Located in Shirley Close
- Easy access to transport
- 1 bathroom
- Purpose-built flat
- Built in 1930
- Close to Dartford amenities
- Ideal for First-Time Buyers or Investors

Lounge/Diner
11'11" x 10'10" (3.64m x 3.31m)

Kitchen
6'7" x 6'0" (2.00m x 1.83m)

Bedroom
10'2" x 9'3" (3.10m x 2.83m)

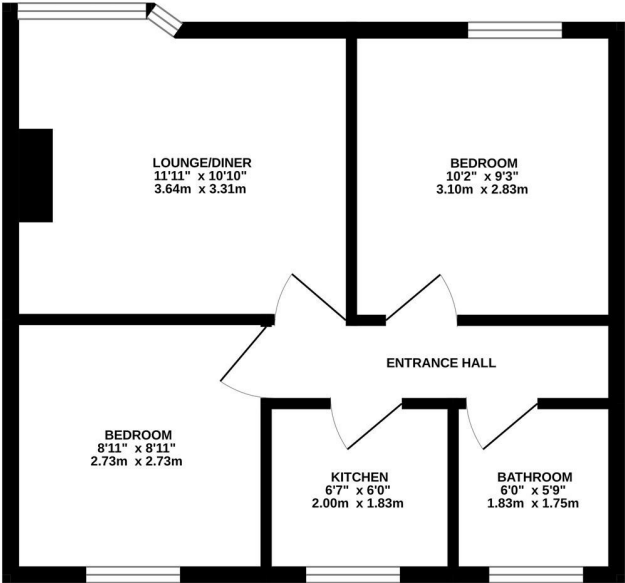
Bedroom 2
8'11" x 8'11" (2.73m x 2.73m)

Bathroom
6'0" x 5'9" (1.83m x 1.75m)

Rear Garden



GROUND FLOOR
405 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA - 405 sq.ft. (37.7 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 misstatement. 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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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	

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