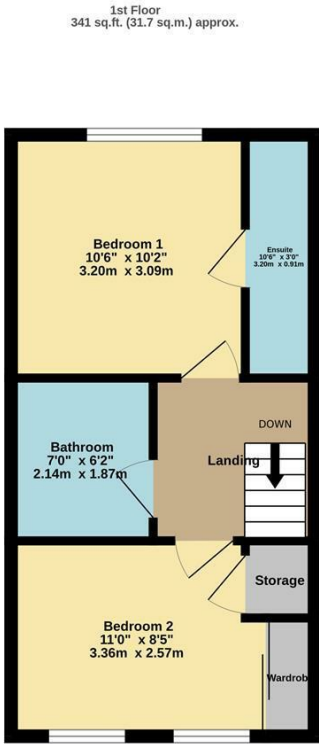
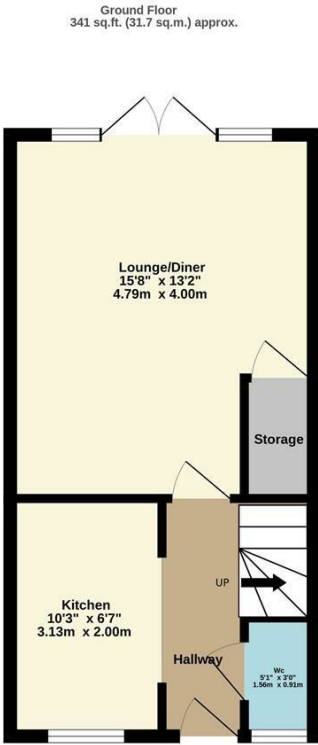


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	81	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



TOTAL FLOOR AREA : 682 sq.ft. (63.4 sq.m.) approx.  
Made with Metropex 02025

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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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£365,000-£375,000

Welcome to this stunning two-bedroom semi-detached home, perfectly positioned on the ever-popular Bridge Development—a modern community offering convenience, style, and superb transport links.

Tucked away at the end of a quiet cul-de-sac, this beautifully maintained home enjoys minimal passing traffic, making it an ideal retreat for first-time buyers or savvy buy-to-let investors.

Step inside to find a bright and spacious lounge/diner, perfect for relaxing or entertaining, with direct access to the picture-perfect rear garden, complete with low-maintenance artificial grass—great for enjoying sunny days without the upkeep. The sleek, modern kitchen and downstairs WC complete the ground floor.

Upstairs, you'll find two generous double bedrooms, including a main bedroom with a stylish en suite shower room, and a modern family bathroom for added convenience.

The home also comes with allocated parking for one car, and you're within walking distance to Dartford Bridge Community Primary School and The Leigh UTC, making this a fantastic choice for families. Commuters will love the FastTrack bus service to Dartford Station and the easy access to the Dartford Crossing, ideal for getting into Essex and beyond.

This is a beautifully presented, move-in ready home in a fantastic location—don't miss your chance to view!

2 BEDROOMS • 1 RECEPTION ROOMS • 2 BATHROOMS

## DARWIN AVENUE

DARTFORD DA1 5RR

- 2 BEDROOM SEMI DETACHED
- QUIET POSITION IN A CUL DE SAC
- THE POPULAR "BRIDGE DEVELOPMENT"
- PERFECT FOR FIRST TIME BUYERS AND INVESTORS
- DOWNSTAIRS WC/ENSUITE SHOWER ROOM AND UPSTAIRS BATHROOM
- EPC B
- 683 SQ FT
- COUNCIL TAX BAND D
- ALLOCATED PARKING FOR 1 VEHICLE
- WALKING DISTANCE TO A PRIMARY AND SECONDARY SCHOOL

