

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	77	
(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	



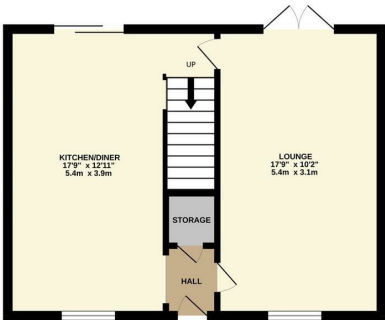
SHEARWOOD CRESCENT

DARTFORD DA1 4TD

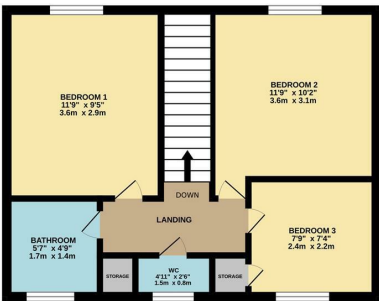
£1,950 Per month



GROUND FLOOR
409 sq.ft. (38.0 sq.m.) approx.



1ST FLOOR
404 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA : 813 sq.ft. (75.5 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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MLM
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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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AVAILABLE IMMEDIATELY

Nestled in a serene enclave, this immaculate 3-bedroom semi-detached house stands as a true gem of tranquility. Tucked away in a whisper-quiet position, this residence exudes an air of peaceful elegance, offering a haven of comfort and charm.

Upon crossing the threshold, you'll be welcomed into a space that seamlessly marries contemporary living with classic design. The lovely lounge, bathed in soft natural light, invites relaxation and quality moments. Moving on, the kitchen diner beckons with its warmth, a space where culinary creativity and heartfelt conversations flow effortlessly.

Upstairs, a tastefully adorned bathroom serves as a private oasis, while three nicely-proportioned bedrooms await, each with a promise of restful slumber and personal retreat.

The real magic, however, unfurls beyond the walls, as you step into the stunning rear garden. A symphony of colors and textures greet your senses, as a variety of shrubs and blooms come together in harmonious splendor. It's a garden that whispers of lazy afternoons, intimate gatherings, and the simple joy of nature's embrace.

For the car owner, the allocated parking space stands ready, while on-road parking, conveniently available on a first-come, first-served basis, assures ample options for both residents and guests.

EPC C
Council Tax Band C

3 BEDROOMS • 1 RECEPTION ROOMS • 1 BATHROOMS

SHEARWOOD CRESCENT

DARTFORD DA1 4TD

- THREE BEDROOM SEMI DETACHED
- IMMACULATE CONDITION THROUGHOUT
- STUNNING REAR GARDEN
- GREAT ACCESS FOR M25/SLADE GREEN TRAIN STATION
- LOVELY MODERN KITCHEN DINER
- ALLOCATED PARKING FOR ONE VEHICLE
- 813 SQ FT
- EPC- C
- COUNCIL TAX BAND C
- AVAILABLE 7th NOVEMBER

