



2 Bedroom ground
floor conversion
garden flat within
close proximity of
Dartford Town
Centre immediately
available

£1,600 Per month

Hazell Holland




Hazell Holland
SALES & LETTINGS

East Hill
Dartford
Kent
DA1 1SW

Communal Hallway

Entrance Hall

Lounge

12'4 x 11'3 (3.76m x 3.43m)

Laminate wood floor.

Lobby

Double glazed door to garden.

Kitchen

10'6 x 6'2 (3.20m x 1.88m)

Cooker. Microwave. Fridge freezer. Washing machine.

Bathroom

7'6 x 4'6 (2.29m x 1.37m)

Bedroom One

14'3 x 12'3 (4.34m x 3.73m)

Laminate wood floor.

Bedroom Two

12'2 x 10'2 (3.71m x 3.10m)

Laminate wood floor. Boiler cupboard.

Garden

Pave patio are. Laid lawn. Paving to rear. Outside tap. Side access. Vendor will being having their own gardener to look after garden.



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Hazell Holland are pleased to offer in East Hill, Dartford, this delightful 635 square feet two-bedroom Victorian conversion flat immediately available.

The flat boasts a modern bathroom and a fully equipped kitchen, complete with a cooker, fridge/freezer, microwave, and washing machine, ensuring that all your culinary needs are met. One of the standout features of this property is the private garden, which offers a tranquil outdoor space for enjoying the fresh air or hosting gatherings with friends and family.

Location is key, and this property does not disappoint. It is within walking distance to Dartford town centre, where you will find a variety of shops, restaurants, and amenities. Additionally, the nearby station and bus routes provide easy access to surrounding areas, making commuting a breeze. The ever-popular Bluewater shopping centre is also just a short drive away, offering an extensive range of retail and dining options.

This ideal home is available now, making it an excellent opportunity for those looking to settle in a vibrant community with all the conveniences at their doorstep. Don't miss your chance to make this lovely property your new home.

DEPOSIT - 5 WEEKS RENT £1,846.00

HOLDING DEPOSIT £369.00

PROSPECTIVE TENANTS WILL BE REQUIRED TO BE EARNING A MINIMUM TOTAL INCOME OF £48,000 PER ANNUM TO SHOW AFFORDABILITY FOR THIS PROPERTY. GUARANTORS WILL BE REQUIRED TO SHOW A MINIMUM TOTAL INCOME OF £57,600

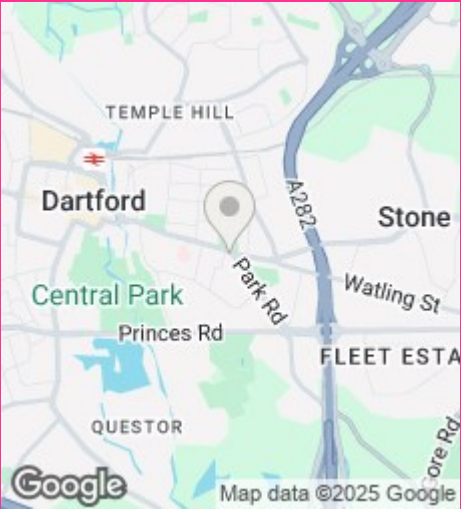
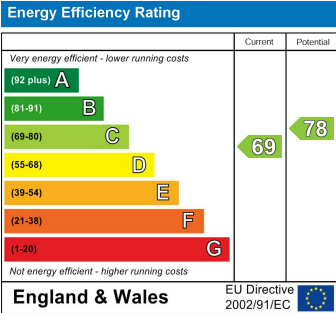


GROUND FLOOR
581 sq.ft. (54.0 sq.m.) approx.



TOTAL FLOOR AREA : 581 sq.ft. (54.0 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 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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CONTACT

93 Crayford Road
Crayford
Kent
DA1 4AS

E: info@hazell-holland.co.uk
T: 01322 907907
www.hazell-holland.co.uk

