



**OVER 60?**

Secure this property  
for up to **59% less!**

**Price**

**£360,000**

**Freehold**

2x  2x  2x 

**St. Margaret's Close,  
Dartford, Kent, DA2**

*Wards*  
Helping you move forwards





## Main features

- Terraced house in sought after Darenth Village Park
- Tandem car port with 2 spaces
- Quiet cul-de-sac location not overlooked
- Lounge, dining room and conservatory
- Perfect starter home or investment

## Accommodation

### GROUND FLOOR

Entrance Hall: 4'7 x 3'7 (1.40m x 1.09m)

Lounge: 15'7 x 11'0 (4.75m x 3.36m)

Kitchen: 14'3 x 8'9 (4.35m x 2.67m)

Family Room: 11'7 x 9'10 (3.53m x 3.00m)

### FIRST FLOOR

Landing

Bedroom 1: 12'0 x 11'2 (3.66m x 3.41m)

En-suite Bathroom: 7'2 x 5'3 (2.19m x 1.60m)

Bedroom 2: 9'9 x 7'1 (2.97m x 2.16m)

Bathroom: 6'9 x 5'6 (2.06m x 1.68m)

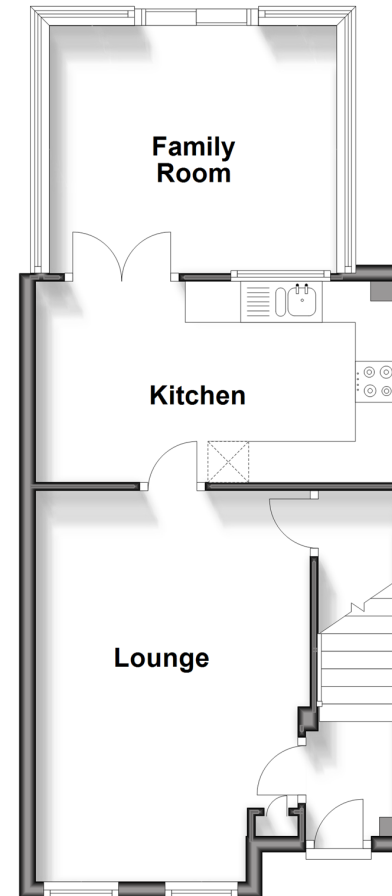
### OUTSIDE

Rear Garden

Tandem Car Port

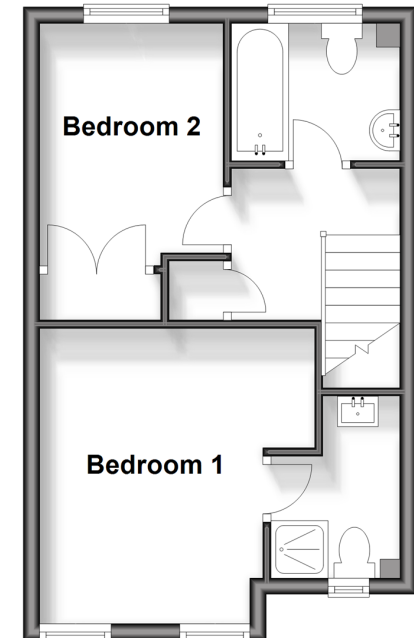
### Ground Floor

Approx. 42.1 sq. metres (452.7 sq. feet)



### First Floor

Approx. 31.3 sq. metres (337.0 sq. feet)



**Call Dartford - 01322 288211 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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