



OVER 60?
Secure this property
for up to **59% less!**

Guide Price
£700,000

Freehold

3x  1x  1x 

**St. Martin's Drive,
Eynsford, Dartford,
Kent, DA4**

Wards
Helping you move forwards



Main features

- **CHAIN FREE**
- **Off-road parking plus garage**
- **Generous light-filled rooms**
- **Peaceful Eynsford setting near countryside**
- **Easy access to village rail links and major roads**

Accommodation

GROUND FLOOR

- Hallway
- Lounge/Dining Area: (L-shaped) 18'6 x 12'2 (5.64m x 3.71m) plus 11'11 x 11'1 (3.63m x 3.38m)
- Balcony
- Kitchen: 12'4 x 10'0 (3.76m x 3.05m)
- Utility Room: 7'6 x 4'4 (2.29m x 1.32m)
- Shower Room: 8'1 x 5'9 (2.47m x 1.75m)
- Bedroom 1: (L-shaped) 10'0 x 7'6 (3.05m x 2.29m) plus 7'5 x 3'9 (2.26m x 1.14m)
- Bedroom 2: 10'4 x 8'2 (3.15m x 2.49m)
- Bedroom 3: 10'4 x 7'8 (3.15m x 2.34m)
- Conservatory: 9'6 x 7'9 (2.90m x 2.36m)

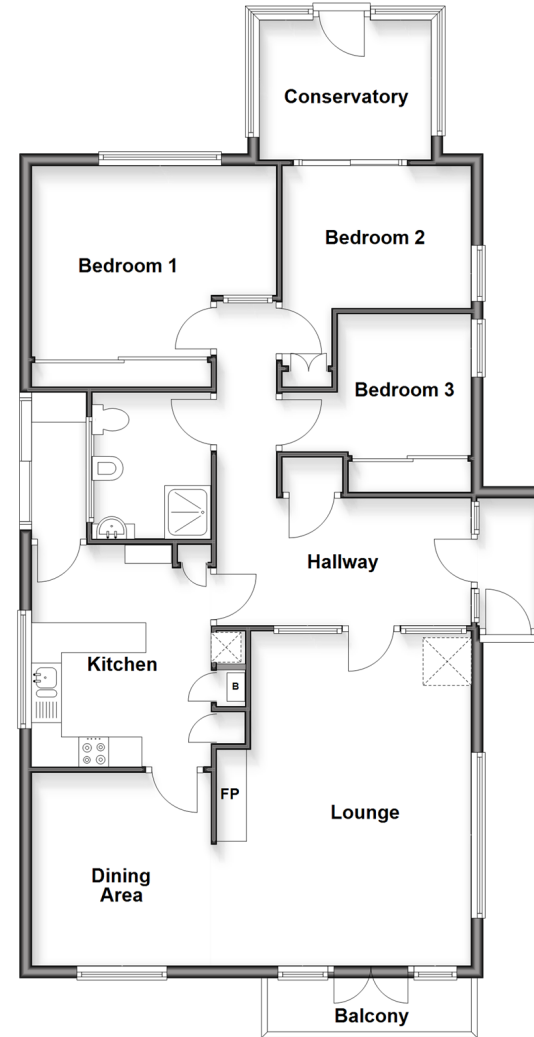
LOWER GROUND FLOOR

- Garage
- Store Room

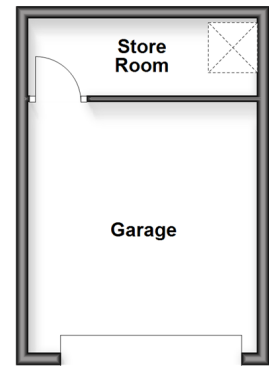
OUTSIDE

- Driveway
- Front Garden
- Rear Garden

Ground Floor
Approx. 107.2 sq. metres (1154.3 sq. feet)



Lower Ground Floor
Approx. 21.5 sq. metres (231.7 sq. feet)



Call Eynsford - 01322 862844 ■ wardsof Kent.co.uk

- The seller is a person connected with Wards as defined in the Estate Agents Act 1979
- 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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