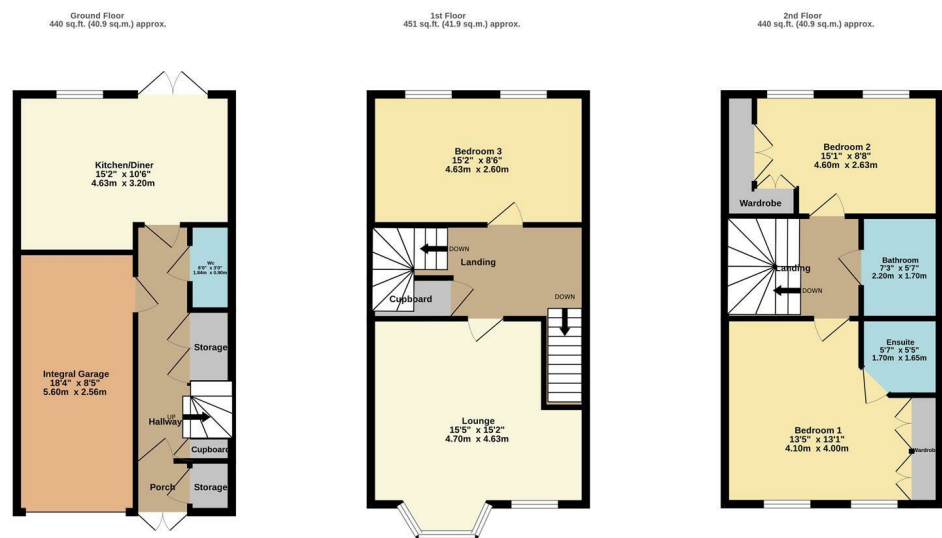
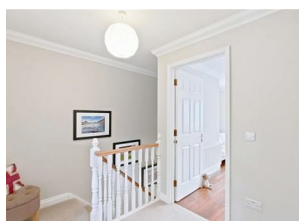
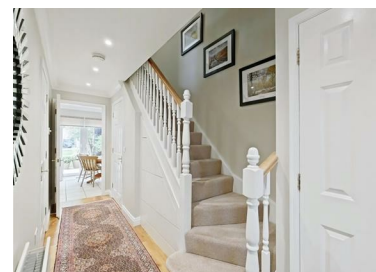


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



TOTAL FLOOR AREA: 1331 sq.ft. (123.7 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 is as to their operability or efficiency can be given.  
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CALVERT DRIVE  
 DARTFORD DA2 7GA  
 Offers over £575,000



22 Albert Road, Belvedere, Kent, DA17 5LJ

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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.





Situated on the popular Bexley Park development, this immaculate terraced townhouse offers spacious and versatile accommodation arranged over three floors, ideal for modern family living.

Beautifully maintained throughout, the property is ready to move straight into. The ground floor comprises an entrance hall, cloakroom, integral garage and a stylish kitchen/dining room with direct access to the rear garden. The first floor features a bright and spacious lounge together with a generous double bedroom, while the top floor offers two further double bedrooms, including a principal bedroom with fitted wardrobes and en-suite shower room, alongside a modern family bathroom.

Externally, the property benefits from a newly landscaped rear garden designed for low-maintenance enjoyment. Featuring artificial grass, attractive flower beds and useful storage, it provides the perfect space for relaxing and entertaining.

Bexley Park is a highly sought-after location, offering excellent access to local amenities including supermarkets, shops, cafés, restaurants and leisure facilities. Bluewater Shopping Centre is also within easy reach, providing an extensive range of retail and dining options.

The property is ideally positioned for commuters, with convenient access to Bexley Station, offering services into London and beyond. The A2, M25 and Dartford Crossing are also easily accessible.

Families are particularly well served by the area's excellent schooling, with the property falling within the catchment area for Dartford Grammar Schools and Bexley Grammar Schools, alongside a number of highly regarded primary and secondary schools.

Please note there is a bi-annual estate charge of £172.08.

An exceptional home in a desirable location, early viewing is highly recommended.

**3 BEDROOMS • 1 RECEPTION ROOMS • 2 BATHROOMS**

## CALVERT DRIVE

DARTFORD DA2 7GA

- Three Double Bedroom Townhouse
- Immaculate Condition Throughout
- Modern Fitted Kitchen
- En Suite To Master Bedroom
- Driveway For Two Cars
- Integral Garage For Parking Or Storage
- South Facing Garden
- Highly Sought After Location
- Good Transport Links
- Great Family Home

