



Asking Price £395,000

Crayford Way, Dartford, DA1 4LR



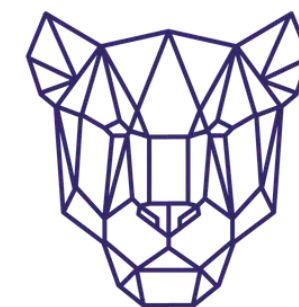
x3



x1



x1



**PANTERA
PROPERTY**



Pantera property welcome to the market, a spacious, three-bedroom end terraced home with an outbuilding.

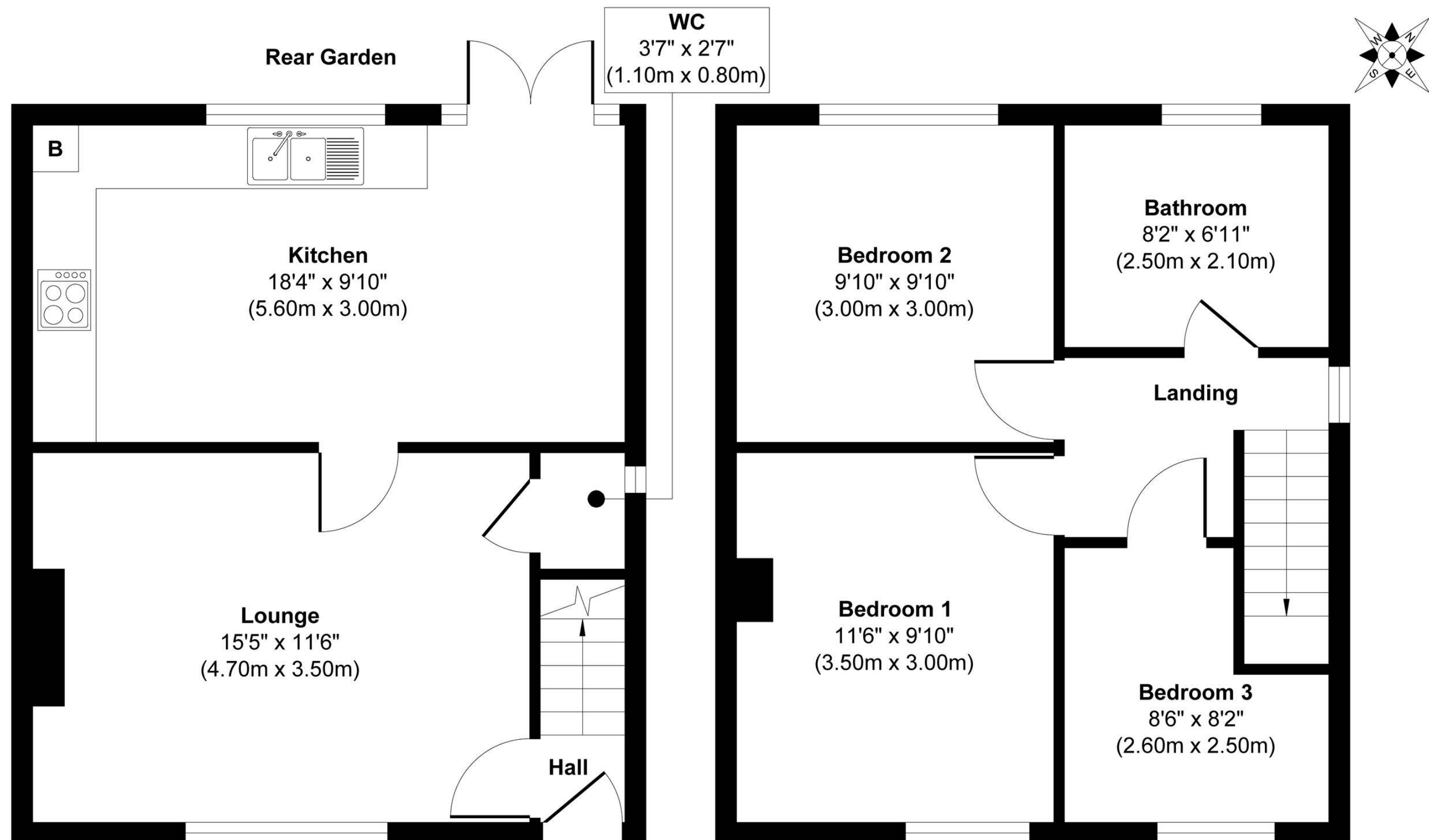
Property Description

The property is a three-bedroom end terraced house offering approximately 796 sq.ft. of internal accommodation, arranged in a practical layout suited to both family occupation and investment purposes. Internally, the property has a W.C. to the ground-floor, reception room and kitchen, to the first-floor the property has three-bedrooms and a house bathroom.

Externally, the property benefits from off-street parking to the front elevation, a valuable feature in this location. To the rear, there is a garden area leading to an outbuilding, which provides additional flexible space that could be used for storage, workshop use, or potential conversion (subject to consents). Beyond the outbuilding lies a further garden section, offering extended outdoor space that is rarely found with properties of this type, and which presents clear scope for landscaping or enhancement.

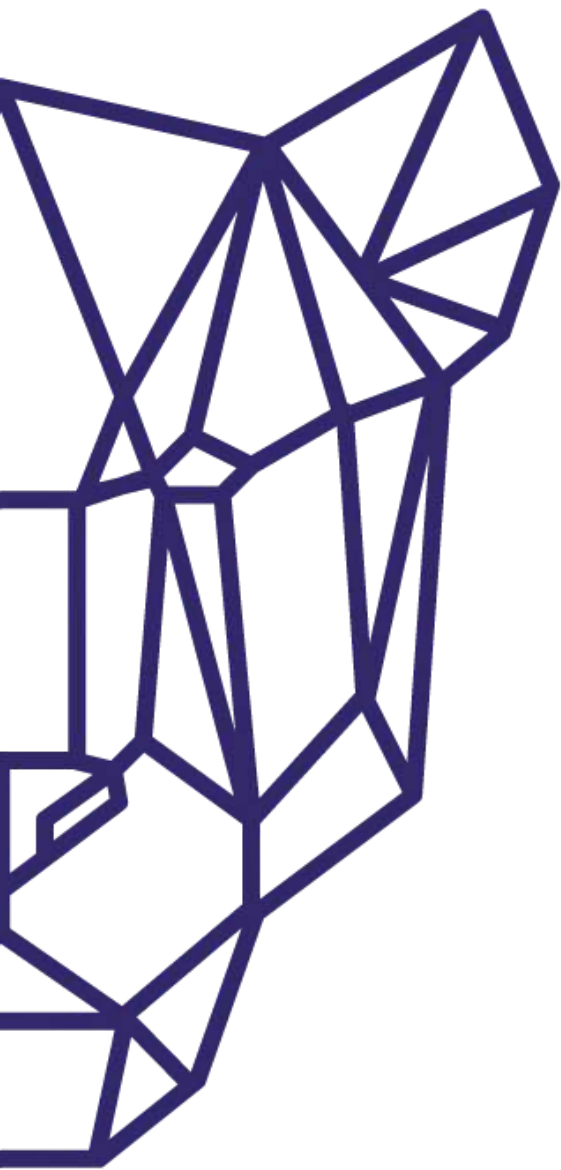
Please note the property is sold as seen.





Approx. Gross Internal Floor Area 796 sq. ft / 73.92 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.



Additional Information

Local Authority: Dartford Borough Council	Tenure: Freehold	Size: 796sq.ft	Council Tax Band: C
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Location

The property is situated in Dartford, Kent, a well-connected commuter town offering easy access to London via road and rail. The area benefits from proximity to the A2, M25, and Dartford Crossing, as well as regular rail services from Dartford Station into London Bridge, Charing Cross, and Cannon Street.

Local amenities include schools, supermarkets, retail parks, leisure facilities, and riverside walks, making it a convenient and popular residential location.

Viewing

Please contact George at Pantera Property to arrange on 0330 118 6610.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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