



Binnie Lodge, Binnie Road, Dartford

TWO BEDROOM GROUND FLOOR FLAT | SPACIOUS LOUNGE / DINING AREA | BALCONY | EN-SUITE TO MASTER | EPC RATING B | FREE ACCESS TO THE FAST-TRACK SHUTTLE BUS | GUIDE PRICE £250,000 - £260,000

Asking Price: £250,000 (Guide Price)



Binnie Lodge, Binnie Road, Dartford

DESCRIPTION

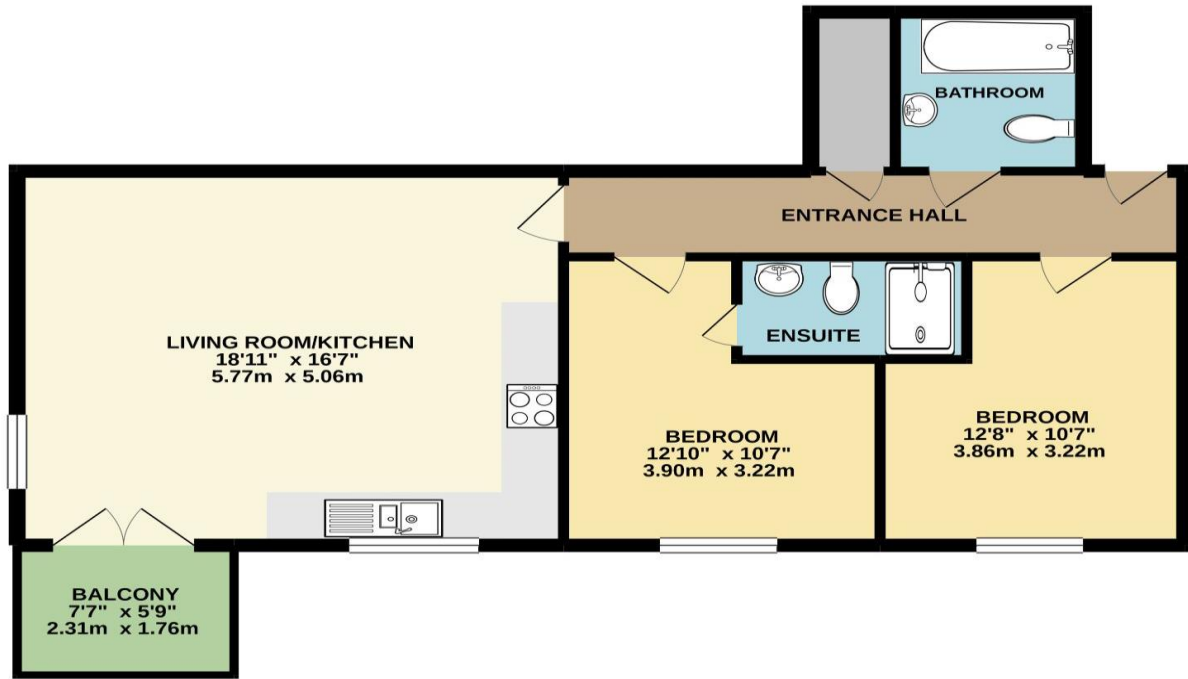
Hunters are delighted to showcase this fantastic two-bedroom ground floor flat boasting a spacious dining / lounge area, kitchen & en-suite to master. The property is situated in Dartford, resulting in many benefits such as being close to local amenities, great links to A2 & M25 with an approximate 5-minute drive to Dartford bridge which will take you to Lakeside shopping centre in under 15 minutes. As well as being close to several parks for those morning or afternoon walks. The property comprises of a spacious living room area/kitchen with an additional balcony area, double bedroom & master bedroom with en-suite. The nearest train station is Dartford which has great connections with London Victoria / London Bridge in under an hour. Families will be spoilt for choice when it comes to picking schools for their children to attend. Around a mile from the property is Dartford Bridge community Primary School, River MILL Primary School & Temple Hill Primary School. Secondary Schools in the area include Ebbsfleet Academy, Dartford Grammar school for boys & girls & The Leigh academy. To fully appreciate everything this property has to offer, we recommend booking a viewing today.





Link9Url

GROUND FLOOR
744 sq.ft. (69.1 sq.m.) approx.



TOTAL FLOOR AREA: 744 sq.ft. (69.1 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.
Made with Metropix ©2021.

Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	82	82
(69-80)	C		
(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	

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

Do you have a property
to sell or let?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

01322277766

37 High Street, Dartford, Kent, DA1 1DT

dartford@hunters.com

OPENING HOURS

Monday - Friday: 9.00am - 6.00pm
Saturday: 9.00am - 4.00pm
Sunday: Closed

