

**LIVERMORES**  
THE ESTATE AGENTS

3 Bedrooms

House - Semi-Detached

Offers In The Region Of

**£450,000**

Located in

**Dartford**



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# 15 Lawrence Hill Road

Dartford DA1 3AG



OFFERS IN THE REGION OF £450,000\* THREE BEDROOM SEMI-DETACHED PROPERTY\* DARTFORD GRAMMAR SCHOOL CATCHMENT AREA\* WEST DARTFORD\* CHAIN FREE\* OPEN LOUNGE-DINER\* HUGE POTENTIAL\* GOOD SIZE KITCHEN\* DRIVEWAY SPACE\* LARGE REAR AND FRONT GARDEN SPACE\* FIRST FLOOR SHOWER ROOM WITH SEPERATE W.C.\* TWO DOUBLE BEDROOMS\* OPPOSITE WEST HILL PRIMARY ACADEMY - 'GOOD' OFSTED REPORT\* CONSERVATORY SPACE\* VIEWING HIGHLY RECOMMENDED\*

# 15 Lawrence Hill Road

£450,000 Freehold



- OFFERS IN THE REGION OF £450,000
- WEST DARTFORD
- THREE BEDROOM SEMI-DETACHED HOUSE
- POPULAR RESIDENTIAL ROAD
- SIMILAR PROPERTIES REQUIRED
- DARTFORD GRAMMAR SCHOOL CATCHMENT AREA
- CHAIN FREE
- DRIVEWAY SPACE
- SPACIOUS THROUGH LOUNGE AREA
- COUNCIL TAX BAND 'D' EPC RATING 'D'



## Council Tax Band D

## Local Authority DARTFORD

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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