

LIVERMORES

THE ESTATE AGENTS

3 Bedrooms

House - Semi-Detached

Price Guide

£500,000

Located in

Dartford



www.livermores.co.uk



101 Wentworth Drive

Dartford DA1 3NQ



GUIDE PRICE £500,000 - £525,000... GRAMMAR SCHOOL CATCHMENT Livermores are proud to present to the market this THREE DOUBLE BEDROOM semi-detached house situated in a popular location within WEST DARTFORD situated almost opposite Wentworth Primary school and within walking distance of the Grammar schools and Crayford station. The spacious and well planned accommodation comprises entrance hall, lounge, dining room, kitchen, shower room, family bathroom and three double bedrooms which are provided by a TWO STOREY EXTENSION TO THE REAR.

In addition, the kitchen is fully fitted with integrated appliances and an induction hob, twin ovens, built in microwave, washer drier, dishwasher and fridge freezer. The garden is a wonderful area for all the family to enjoy and has a wonderful summer house.

Features to note include off road parking to front, double glazing, central heating. Furthermore, in the kitchen, there is a two speed extraction fan, the main bathroom also has an extraction fan with an overrun timer, operating off of the light switch, mains power & lights to both garage & summer house. In addition, under stairs cupboards have lights and power sockets to enable charging of cordless tools.



101 Wentworth Drive

£500,000 Freehold



- Guide Price £500,000 - £525,000
- Close To Wentworth Primary School
- Double Glazing
- Off Road Parking To Front
- SIMILAR PROPERTIES REQUIRED
- Extended Three Bedroom Semi-Detached
- Walking Distance To Grammar Schools
- Central Heating
- Walking Distance To Crayford Station
- EPC 'D' Council Tax Band '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) A			86
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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