

LIVERMORES
THE ESTATE AGENTS

3 Bedrooms

House - Terraced

Offers In The Region Of

£375,000

Located in

Dartford



www.livermores.co.uk



46 Oakfield Park Road

Dartford Kent DA1 2ST



O.I.R.O £375,000 This lovely terraced family home is located in a popular no through road close to good schools including the WILMINGTON GRAMMAR SCHOOLS, a THIRD OF A MILE TO OAKFIELD PRIMARY ACADEMY with a park situated at the end of the road. The property comprises lounge to front with an open plan KITCHEN/DINER to the rear, on the ground floor and 3 BEDROOMS and a bathroom to the first floor. The property is in lovely condition and has double glazing, gas central heating and hardstanding to the front. There is a 45ft garden, with a patio and lawned area with the added bonus of OFF ROAD PARKING AND DOUBLE GARAGE TO THE REAR. This property would make somebody an excellent home so A VIEWING IS HIGHLY RECOMMENDED.



46 Oakfield Park Road

£375,000 Freehold



- O.I.R.O £375,000
- 3 BEDROOM MID TERRACE HOME
- KITCHEN/DINER
- DOUBLE GARAGE & OFF ROAD PARKING TO REAR
- SIMILAR PROPERTIES REQUIRED
- APPROXIMATELY 1 MILE TO WILMINGTON GRAMMAR SCHOOLS
- POPULAR NO THROUGH ROAD
- GREAT LOCATION FOR SCHOOLS
- HARDSTANDING TO FRONT
- COUNCIL TAX BAND 'C' EPC RATING TBA





Council Tax Band C

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 | | | 91 |
| (81-91) B | | | |
| (69-80) C | | 71 | |
| (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 | |

1 Hythe Street

Dartford

Kent

DA1 1BE

LIVERMORES
THE ESTATE AGENTS

dartford@livermores.co.uk

01322 228090

www.livermores.co.uk