



LIVERMORES
THE ESTATE AGENTS

2 Bedrooms
House - Semi-Detached
Located in Dartford
£400,000



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01322 228090



33 Broad Lane

Dartford DA2 7AQ



GUIDE PRICE £400,000 - £425,000... Livermores are proud to present to the market this stunning and rarely available, TWO DOUBLE BEDROOM SEMI-DETACHED HOME. This beautiful house is located in Wilmington, which has perfect access to the WILMINGTON GRAMMAR SCHOOLS and DARTFORD GRAMMAR SCHOOL.

Furthermore, the property welcomes you in with an entrance hall that opens up onto the kitchen and dining area, which is well-presented and spacious. In addition, the downstairs shower room is immaculate and is directly opposite the entrance to the large lounge area, which is a great space for all the family to enjoy!

Upon entering the first floor, there are two double bedrooms, with the main bedroom having an EN-SUITE. On top of this, the home's garden space is huge and contains a shed, which is currently being used as storage.

Features to note include gas central heating, double glazing throughout, rear garden laid to lawn with side access. VIEWING HIGHLY RECOMMENDED.



33 Broad Lane

£400,000 Freehold



- GUIDE PRICE £400,000 - £425,000
- SOUGHT-AFTER LOCATION OF WILMINGTON
- PRIVATE AND SIZABLE REAR GARDEN
- WELL-PRESENTED THROUGHOUT
- SIMILAR PROPERTIES REQUIRED

- TWO BEDROOM SEMI-DETACHED HOUSE
- BEAUTIFUL EN-SUITE TO MAIN BEDROOM
- SCENIC LOCATION WITH COUNTRY WALKS
- KITCHEN-DINER AND SEPERATE LOUNGE SPACE
- COUNCIL TAX BAND 'D', AWAITING EPC REPORT







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 | | |
| (81-91) B | | |
| (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 | | |

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