

**LIVERMORES**  
THE ESTATE AGENTS

3 Bedrooms

House - Semi-Detached

Offers In The Region Of

£475,000

Located in

Dartford



[www.livermores.co.uk](http://www.livermores.co.uk)



# 205 Dartford Road

Dartford Kent DA1 3EW



WEST DARTFORD.... £475,000 O.I.R.O Located within 3/4 of a mile of the very sought after DARTFORD GRAMMAR SCHOOLS is this spacious chalet style house with fantastic potential to do your own extension (STPP) and create your perfect family home. Offered to the market CHAIN FREE the property comprises 2 large reception rooms, spacious kitchen, study/bedroom and bathroom to the ground floor with 2 double bedrooms to the first floor. Externally there is a 101ft rear garden, ample parking to the front and 20ft square DOUBLE GARAGE to the rear. This is a rare opportunity to buy a chalet style house that has not been extended previously so you can really put your stamp on the property. VIEWING HIGHLY RECOMMENDED



# 205 Dartford Road

£475,000 Freehold



- WEST DARTFORD
- NO CHAIN
- 2 SPACIOUS RECEPTION ROOMS
- AMPLE OFF ROAD PARKING
- SIMILAR PROPERTIES REQUIRED
- DARTFORD GRAMMAR SCHOOLS WITHIN 3/4 OF A MILE
- 2/3 BEDROOMS
- 101ft REAR GARDEN
- DOUBLE GARAGE TO REAR
- 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>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(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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