

# LIVERMORES

THE ESTATE AGENTS

3 Bedrooms

House - Terraced

Price Guide

£400,000

Located in

Dartford



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# 14 Winifred Road

Dartford DA1 3BL



GUIDE PRICE £400,000 - £425,000... Livermores are proud to present to the market charming terraced house located on Winifred Road in the sought-after area of West Dartford. This property boasts an open-plan layout on the ground floor, creating a bright and airy atmosphere that is perfect for modern living, whilst accommodating three bedrooms and a family bathroom upon the first floor.

Situated in the CATCHMENT AREA of the prestigious Dartford Grammar Schools, this home offers a fantastic opportunity for families looking to secure a spot in a top-rated school.

Furthermore, one of the highlights of this house is the sizable rear garden, providing a lovely outdoor space where you can enjoy al fresco dining, gardening, or simply basking in the sunshine. Whether you're a first-time buyer, a growing family, or looking for an investment opportunity, this three-bedroom house offers great potential for a variety of buyers. VIEWING HIGHLY RECOMMENDED.





# 14 Winifred Road

£400,000 Freehold



- GUIDE PRICE £400,000 - £425,000
- WEST DARTFORD
- DARTFORD GRAMMAR SCHOOL CATCHMENT AREA
- THREE BEDROOM HOUSE
- POPULAR RESIDENTIAL ROAD
- OPEN PLAN LIVING
- WALKING DISTANCE TO TOWN CENTRE AND STATION
- SIZEABLE GARDEN
- SIMILAR PROPERTIES REQUIRED
- AWAITING EPC REPORT, COUNCIL TAX BAND 'C'







## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</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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