

LIVERMORES

THE ESTATE AGENTS

4 Bedrooms

House - Terraced

Price Guide

£400,000

Located in

Dartford



www.livermores.co.uk



8 Kingsridge Gardens

Dartford Kent DA1 3AB



WEST DARTFORD..... GUIDE PRICE £400,000 TO £425,000 Located in a cul de sac within three quarters of a mile of Dartford Mainline station and approximately TWO THIRDS OF A MILE FROM THE VERY SOUGHT AFTER DARTFORD GRAMMAR SCHOOLS is 4 bedroom terraced house PLUS A STUDY. The property comprises open plan ground floor with lounge and kitchen/diner, to the first floor there is a family bathroom, 2 double bedrooms and the original 3rd bedroom which would also make a great office for those who work from home.

To the second floor there is a fantastic space that is currently set up with 2 bedrooms and a large play area but with a little imagination could be tuned into a spacious master bedroom with ensuite. Externally there is hardstanding to the front for a car and a rear garden.

This lovely family home is situated in a very popular area in WEST DARTFORD, has great potential and would make someone a wonderful family home. VIEWING IS HIGHLY RECOMMENDED.

8 Kingsridge Gardens

£400,000 Freehold



- WEST DARTFORD
- GUIDE PRICE £400,000 TO £425,000
- OPEN PLAN GROUND FLOOR
- FANTASTIC POTENTIAL
- COUNCIL TAX BAND 'D' EPC RATING 'C'

- 0.6 MILES FROM THE DARTFORD GRAMMAR SCHOOLS
- 4 BEDROOM + OFFICE/STUDY
- CUL DE SAC LOCATION
- SIMILAR PROPERTIES REQUIRED



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			86
(69-80) C		72	
(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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