

# LIVERMORES

THE ESTATE AGENTS

3 Bedrooms

House - Semi-Detached

Price Guide

£450,000

Located in

Dartford



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# 155 Chastilian Road

Dartford Kent DA1 3LW



GUIDE PRICE £450,000 - £475,000... Nestled in the sought-after Chastilian Road in Dartford, this charming semi-detached house is a true gem waiting to be discovered. Boasting three bedrooms, this extended property offers ample space for a growing family or those who love to entertain.

Situated in the prestigious Dartford Grammar School catchment area, this home is perfect for families looking to secure a top-notch education for their children. The property's prime location on a popular residential road in West Dartford ensures a peaceful and friendly neighbourhood atmosphere.

One of the standout features of this property is its beautiful garden space, providing a tranquil retreat where you can unwind after a long day. Imagine enjoying a cup of tea or hosting a barbecue in this lovely outdoor area.

Convenience is key with this home, as it is within walking distance of mainline stations and the town centre, making commuting a breeze and ensuring easy access to amenities and entertainment options.

Additionally, the property comes with a driveway, offering parking space for your vehicles—a coveted feature in this bustling area.

Don't miss out on the opportunity to make this delightful semi-detached house your new home. Book a viewing today and experience the charm and comfort this property has to offer.



# 155 Chastilian Road

£450,000 Freehold



- GUIDE PRICE £450,000 - £475,000
- CHAIN FREE!
- WALKING DISTANCE TO MAINLINE STATIONS AND TOWN CENTRE
- DRIVEWAY FOR TWO CARS
- SIMILAR PROPERTIES REQUIRED
- THREE BEDROOM EXTENDED SEMI-DETACHED FAMILY HOME
- DARTFORD GRAMMAR SCHOOL CATCHMENT AREA
- BEAUTIFUL & PRIVATE REAR GARDEN SPACE
- UTILITY & GARAGE SPACE
- COUNCIL TAX BAND 'E', EPC RATING 'E'





## Council Tax Band E

## 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>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>	<b>42</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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