

LIVERMORES

THE ESTATE AGENTS

2 Bedrooms

House - End Terrace

Offers In The Region Of

£345,000

Located in

Dartford



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53 Hill House Road

Dartford DA2 6HG



Nestled on the charming Hill House Road in Dartford, this delightful end of terrace house is a true gem waiting to be discovered. Boasting two reception rooms, two double bedrooms, and a well-appointed first-floor bathroom, this property is perfect for a small family or those looking for a comfortable living space.

As you step inside, you'll be greeted by a beautifully presented interior that exudes warmth and comfort. The two reception rooms offer ample space for entertaining guests or simply unwinding after a long day. The first-floor bathroom adds a touch of convenience to this lovely home.

One of the standout features of this property is its prime location. Situated within walking distance of the 'Outstanding' Brent Primary School, this home is ideal for families with young children. Additionally, the proximity to Stone Crossing Station, just 0.9 miles away, makes commuting a breeze for professionals.

Step outside into the 42-foot rear garden, a tranquil oasis where you can enjoy the fresh air and perhaps try your hand at gardening. With side access, this outdoor space offers endless possibilities for relaxation and recreation.

Don't miss the opportunity to make this charming end terrace house your new home. Book a viewing today and discover the endless potential that this property has to offer.



53 Hill House Road

£345,000 Freehold



- OFFERS IN THE REGION OF £345,000
- BEAUTIFULLY PRESENTED THROUGHOUT
- FIRST FLOOR BATHROOM
- GREAT ACCESS TO A2/M25 AND BLUEWATER SHOPPING CENTRE
- SIMILAR PROPERTIES REQUIRED
- TWO DOUBLE BEDROOM END OF TERRACE FAMILY HOME
- WALKING DISTANCE FROM 'OUTSTANDING' PRIMARY SCHOOLS
- 0.9 MILES FROM STONE CROSSING STATION
- GREAT FIRST-TIME BUY
- COUNCIL TAX BAND 'B', EPC RATING 'E'





Council Tax Band B

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 | | | 83 |
| (69-80) C | | | |
| (55-68) D | | 53 | |
| (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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