

# LIVERMORES

THE ESTATE AGENTS

4 Bedrooms

House - Terraced

Price Guide

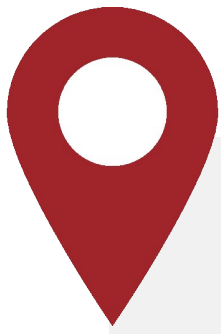
£550,000

Located in

Dartford



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# 35 Heathclose Road

Dartford DA1 2PU



GUIDE PRICE £550,000 - £600,000... Nestled in the sought-after location of Heathclose Road, Dartford, this charming terraced house is a true gem waiting to be discovered. Boasting two reception rooms, four bedrooms, and a bathroom, this property offers ample space for a growing family.

One of the standout features of this home is its prime location within the catchment area of the prestigious Dartford Grammar School, making it an ideal choice for families with school-age children.

Stepping inside, you'll be greeted by a beautiful interior that seamlessly blends modern comforts with outstanding original features, adding character and charm to the property.

Situated on a very popular residential road on Dartford Heath, this home offers not only a peaceful environment but also easy access to local walks and the nearby Dartford Golf Course, perfect for outdoor enthusiasts.

Convenience is key with this property being chain-free and within walking distance of Crayford Station, providing excellent transport links for commuters.

Don't miss out on the opportunity to make this wonderful family home yours - book a viewing today and start envisioning the life you could create in this delightful abode.



# 35 Heathclose Road

£550,000 Freehold



- GUIDE PRICE £550,000 - £600,000
- DARTFORD GRAMMAR SCHOOL CATCHMENT AREA
- FOUR BEDROOM TERRACED FAMILY HOME
- BEAUTIFUL HOME WITH OUTSTANDING ORIGINAL FEATURES
- OFF-STREET PARKING TO THE FRONT
- CHAIN FREE!
- VERY POPULAR RESIDENTIAL ROAD
- WALKING DISTANCE TO CRAYFORD STATION
- SIMILAR PROPERTIES REQUIRED
- 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>			79
(69-80) <b>C</b>			
(55-68) <b>D</b>	59		
(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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