

# LIVERMORES

THE ESTATE AGENTS

4 Bedrooms

House - Semi-Detached

Offers In The Region Of

£600,000

Located in

Dartford



[www.livermores.co.uk](http://www.livermores.co.uk)



# 14 King Edward Avenue

Dartford Kent DA1 2HZ



GUIDE PRICE £600,000 to £650,000 WEST DARTFORD... This fantastic period semi detached house is situated in a sought after road within HALF A MILE OF THE DARTFORD GRAMMAR SCHOOLS. Offered to the market in good condition and having retained some of it's period style features including stripped floorboards to the hallway & front reception, dado & picture rails. This property would make a wonderful family home and comprises spacious lounge, kitchen/diner, conservatory and cloakroom to the ground floor. With 4 bedrooms and a family bathroom to the first floor. Within THREE QUARTERS OF A MILE FROM BOTH DARTFORD MAINLINE STATION AND HIGH STREET, and ideally located for access to the A2 and M25. This rarely available property is sure to get a lot of interest so a VIEWING IS HIGHLY RECOMMENDED





# 14 King Edward Avenue

£600,000 Freehold



- GUIDE PRICE £600,000 TO £650,000
- GRAMMAR SCHOOL CATCHMENT
- PERIOD FAMILY HOME
- SPACIOUS FRONT RECEPTION
- SIMILAR PROPERTIES REQUIRED

- WEST DARTFORD
- 4 BEDROOM SEMI DETACHED
- KITCHEN/DINER & CONSERVATORY
- OFF ROAD PARKING FOR 2 CARS
- COUNCIL TAX BAND 'E' EPC RATING "







## 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>			
(81-91) <b>B</b>			<b>85</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>63</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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