

# LIVERMORES

THE ESTATE AGENTS

3 Bedrooms

House - Detached

Price Guide

£800,000

Located in

Wilmington



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# 23 The Close

Wilmington Kent DA2 7ES



GUIDE PRICE £800,000 - £825,000... Nestled in the charming cul-de-sac of The Close, Wilmington, Kent, this stunning three-bedroom detached house is a true gem waiting to be discovered. Boasting a spacious 1,506 sq ft, this property offers a perfect blend of comfort and style.

As you step inside, you are greeted by a welcoming ambiance with one reception room, ideal for entertaining guests or simply unwinding after a long day. The three double bedrooms provide ample space for the whole family, with the master bedroom featuring its own en-suite.

The ground floor hosts an office room, perfect for those working from home, while a delightful conservatory at the rear of the house offers a peaceful retreat overlooking the beautiful and private garden - a true sanctuary to relax in.

Parking will never be an issue with space for several vehicles in the driveway and a double-length garage, presenting endless possibilities for storage or even extending the property, all subject to planning permission.

Wilmington is renowned for its outstanding schools, including grammar schools and North Kent College, ensuring top-tier education for your family. Additionally, easy access to major road links such as the A2 and M25 makes commuting a breeze.

For those with a passion for sports, enjoy a variety of activities including golf at the nearby Dartford Golf Club and Birchwood Park Golf. This property truly offers a lifestyle of convenience and leisure.



# 23 The Close

£800,000 Freehold



- GUIDE PRICE £800,000 - £825,000
- SOUGHT-AFTER, CUL-DE-SAC LOCATION
- HUGE AMOUNTS OF POTENTIAL
- GROUND FLOOR W.C.
- SIMILAR PROPERTIES REQUIRED
- CHAIN FREE!
- BEAUTIFUL & PRIVATE REAR GARDEN
- EN-SUITE TO MASTER BEDROOM
- DRIVEWAY SPACE
- COUNCIL TAX BAND 'F', EPC RATING 'C'





## Council Tax Band F

## 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>81</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</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	

1 Hythe Street  
 Dartford  
 Kent  
 DA1 1BE



lettings@livermores.co.uk

01322 311427

www.livermores.co.uk