

# LIVERMORES

THE ESTATE AGENTS

2 Bedrooms

House - Terraced

Offers Over

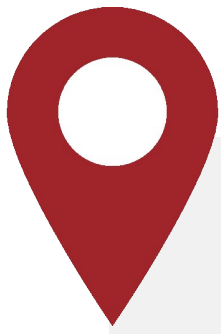
£295,000

Located in

Dartford



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



# 60 Hill House Road

Dartford DA2 6HQ



OFFERS IN EXCESS OF £295,000... Welcome to this charming terraced family home located on the peaceful Hill House Road in Dartford. This delightful property boasts two spacious reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With two double bedrooms, this home offers ample space for a small family or those looking for a spare room or home office.

The property is being sold CHAIN FREE!

Conveniently situated near the renowned Bluewater shopping centre, you'll have easy access to a plethora of shops, restaurants, and entertainment options. Additionally, the property is in close proximity to schools and excellent transport links, making it an ideal choice for families with children or commuters.

Just a short distance of approximately 0.9 miles to Stone Station with Thameslink, this home offers easy access to London and beyond. Furthermore, being near the Darent Valley Hospital ensures peace of mind for any medical needs that may arise. In addition, the property is also located 1.3 miles to Dartford Station with Thameslink (direct to 8 London Terminal stations). The bus links are also fantastic taking you straight into Dartford Town Centre & station, Bluewater and Darent Valley Hospital.

This well-presented home is not only aesthetically pleasing but also located near 'good' Ofsted schools, making it an attractive option for families looking to settle in a desirable neighbourhood.



# 60 Hill House Road

£295,000 Freehold



- OFFERS IN EXCESS OF £295,000
- TWO DOUBLE BEDROOM MID-TERRACED FAMILY HOME
- 1.3 MILES TO DARTFORD STATION WITH BUS LINKS DIRECTLY TO THE STATION FROM HILLHOUSE ROAD
- CHAIN FREE!
- WALKING DISTANCE FROM 'OUTSTANDING' PRIMARY SCHOOLS
- GREAT ACCESS TO A2/M25 AND BLUEWATER SHOPPING CENTRE
- GREAT FIRST-TIME BUY OR INVESTMENT
- 0.4 MILES TO DARENT VALLEY HOSPITAL
- SIMILAR PROPERTIES REQUIRED
- COUNCIL TAX BAND 'B', EPC RATING 'C'





## 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) <b>A</b>		89
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	
(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	

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