

# LIVERMORES

THE ESTATE AGENTS

4 Bedrooms

House - Semi-Detached

Price Guide

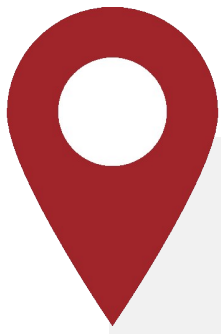
£550,000

Located in

Dartford



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



# 13 Broomhill Road

Dartford DA1 3HT



GUIDE PRICE £550,000 - £575,000... Nestled in the sought-after area of West Dartford, this charming four-bedroom, semi-detached family home, offers a perfect blend of comfort and convenience for families. The property is well-presented throughout, showcasing a modern aesthetic that is both inviting and functional.

Upon entering, you will find a spacious living area that flows seamlessly into a well-equipped kitchen, ideal for family gatherings and entertaining guests. The home boasts four generously sized bedrooms, including a main bedroom with the added luxury of an en-suite bathroom, ensuring privacy and comfort. The family bathroom, located on the first floor, is tastefully designed and caters to the needs of the household.

One of the standout features of this property is its location within the Dartford Grammar School catchment area, making it an excellent choice for families prioritising education. Additionally, the property is within walking distance to Crayford Station, providing easy access to London and beyond. The nearby Wentworth Primary School has received an 'Outstanding' rating, further enhancing the appeal for families with young children.

For those with vehicles, off-road parking is available, adding to the convenience of this lovely home.

In summary, this four-bedroom park home in West Dartford is a rare find, combining modern living with an enviable location. It is perfect for families looking to settle in a community that values education and accessibility. Do not miss the opportunity to make this delightful property your new home.





# 13 Broomhill Road

£550,000 Freehold



- GUIDE PRICE £550,000 - £575,000
- DARTFORD GRAMMAR SCHOOL CATCHMENT AREA
- HIGHLY DESIRABLE WEST DARTFORD LOCATION
- WALKING DISTANCE TO CRAYFORD STATION
- SIMILAR PROPERTIES REQUIRED
- FOUR BEDROOM SEMI-DETACHED FAMILY HOME
- WELL-PRESENTED THROUGHOUT
- OFF ROAD PARKING
- WALKING DISTANCE TO 'OUTSTANDING' WENTWORTH PRIMARY SCHOOL
- COUNCIL TAX BAND 'D', EPC RATING 'D'







GROSS INTERNAL AREA  
1184.03 sq ft. (110 sq m.) approx.

Broomhill Road Dartford DA1 3HT

This plan serves solely as a layout guide, and no liability is assumed for errors, omissions, or inaccuracies. It was developed in accordance with the RICS Code of Measuring Practice. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are estimated and measured internally. For accurate measurements, please consult a certified architect or surveyor prior to making any decisions based on this plan.

[www.airvideography.com](http://www.airvideography.com)

## 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>                            |                         | 84        |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | 60                      |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

1 Hythe Street  
Dartford  
Kent  
DA1 1BE



[dartford@livermores.co.uk](mailto:dartford@livermores.co.uk)

01322 228090

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