

LIVERMORES

THE ESTATE AGENTS

3 Bedrooms

House - End Terrace

Price Guide

£425,000

Located in

Dartford



www.livermores.co.uk



132 Colney Road

Dartford DA1 1UH



GUIDE PRICE £425,000 - £450,000... Welcome to this charming three-bedroom end of terraced house located on Colney Road in Dartford. This property is a gem, boasting two reception rooms, ideal for entertaining guests or simply relaxing with your loved ones.

As you step inside, you'll be greeted by a beautifully presented interior that exudes warmth and comfort throughout. The downstairs W.C. adds convenience to this lovely home, making it practical for everyday living.

One of the highlights of this property is the approximately 95-foot rear garden, providing ample space for outdoor activities, gardening, or simply enjoying a cup of tea in the fresh air. Imagine hosting summer barbecues or creating your own little oasis right in your backyard.

Situated in the sought-after Dartford Grammar School catchment area, this home offers a fantastic opportunity for families with school-going children. Additionally, being within walking distance from Dartford Station and the town centre, commuting and running errands couldn't be more convenient.

For families with young children, the close proximity to an 'Outstanding' Ofsted reported primary school is a definite plus, ensuring that your little ones receive a top-notch education without the hassle of long commutes.

Don't miss out on the chance to own this delightful property that combines comfort, convenience, and a touch of nature with its expansive rear garden. Book a viewing today and envision the life you could create in this wonderful home on Colney Road.



132 Colney Road

£425,000 Freehold



- GUIDE PRICE £425,000 - £450,000
- WALKING DISTANCE TO DARTFORD STATION & TOWN CENTRE
- APPROX 95' REAR GARDEN
- LOCAL 'OUTSTANDING' RATED OFSTED PRIMARY SCHOOL
- SIMILAR PROPERTIES REQUIRED
- THREE BEDROOM END OF TERRACED FAMILY HOME
- DOWNSTAIRS W.C. & FIRST FLOOR BATHROOM
- DARTFORD GRAMMAR SCHOOL CATCHMENT AREA
- BEAUTIFULLY PRESENTED THROUGHOUT
- COUNCIL TAX BAND 'C', EPC RATING 'D'





Council Tax Band C

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) A		84
(81-91) B		
(69-80) C		60
(55-68) D		
(39-54) E		
(21-38) F		1
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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