

# LIVERMORES

THE ESTATE AGENTS

4 Bedrooms

House - Townhouse

Price Guide

£450,000

Located in

Dartford



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



# 296 Dartford Road

Dartford DA1 3EZ



Nestled in the desirable area of Dartford Road, this beautifully presented four-bedroom townhouse offers a perfect blend of comfort and convenience. Spanning an impressive 1,259 square feet, the property features two spacious reception rooms, ideal for both relaxation and entertaining.

The property is situated within the sought-after Dartford Grammar School catchment area, making it an excellent choice for families prioritising education. The rear garden, complete with an outbuilding, provides a delightful outdoor space for children to play or for hosting summer gatherings. Additionally, off-street parking ensures that you will never have to worry about finding a space.

West Dartford boasts a variety of amenities, with local shopping options available in both Crayford and Dartford town centres. The area is well-served by transport links, with Crayford and Dartford stations offering direct services into London Bridge, Charing Cross, and Cannon Street. For those who drive, the A2 and M25 are just a short distance away, facilitating easy commuting.

This property represents a fantastic investment opportunity, whether you are looking to settle down in a family-friendly neighbourhood or seeking a rental property in a prime location. With a guide price of £450,000 to £475,000, this townhouse is not to be missed. Embrace the chance to make this charming home your own in a vibrant community that offers both tranquillity and accessibility.





# 296 Dartford Road

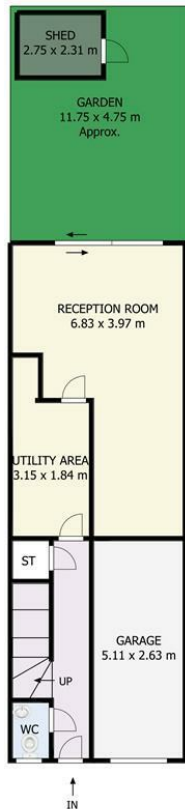
£450,000 Freehold



- GUIDE PRICE £450,000 - £475,000
- DARTFORD GRAMMAR SCHOOL CATCHMENT AREA
- WITHIN CLOSE PROXIMITY TO CRAYFORD STATION
- DOWNSTAIRS W.C.
- SIMILAR PROPERTIES REQUIRED
- FOUR BEDROOM TOWNHOUSE WITH GARAGE
- REAR GARDEN WITH OUTBUILDING
- OFF-STREET PARKING
- BEAUTIFULLY PRESENTED THROUGHOUT
- COUNCIL TAX BAND 'D', EPC RATING 'D'

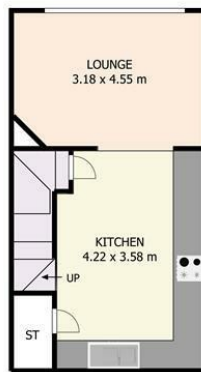






Ground Floor

Dartford Rd Dartford DA1 3EZ



First Floor




Second Floor

## 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>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>61</b>	
(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	

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