

# LIVERMORES

THE ESTATE AGENTS

3 Bedrooms

House - Semi-Detached

Price Guide

£525,000

Located in

Dartford



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



# 31 Stanham Road

Dartford Kent DA1 3AW



Nestled in the desirable area of WEST DARTFORD, this charming semi-detached family home is offered to the market with NO CHAIN. The home features two generously sized reception rooms, ideal for both entertaining guests and enjoying quiet family evenings. With 2/3 well-proportioned bedrooms, including two with en-suite facilities, this residence caters to the needs of modern family living.

One of the standout features of this property is its location within a sought-after road, making it an excellent choice for families with children. This lovely family home located a short distance from the SOUGHT AFTER DARTFORD GRAMMAR SCHOOLS and is also conveniently close to primary schools, ensuring that educational opportunities are readily accessible. Parking is a breeze with space for two vehicles, a valuable asset in this bustling area. The absence of a chain means that you can move in without delay, allowing you to settle into your new home with ease. In summary, this extended semi-detached house is a fantastic opportunity for families seeking a spacious and well-located home in Dartford. With its blend of character, modern amenities, and proximity to excellent schools, it is sure to attract considerable interest. Don't miss your chance to make this delightful property your own. INTERNAL VIEWING RECOMMENDED



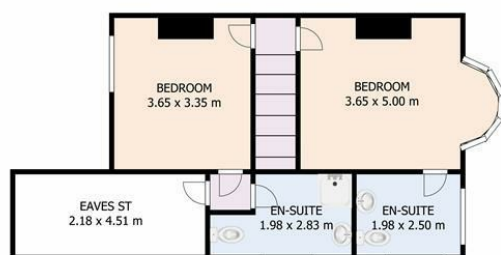
# 31 Stanham Road

£525,000 Freehold



- GUIDE PRICE £525,000 TO £550,000
- 2/3 BEDROOMS
- 2 ENSUITES
- DARTFORD GRAMMAR CATCHMENT
- SIMILAR PROPERTIES REQUIRED
- WEST DARTFORD
- 2 SPACIOUS RECEPTION ROOMS
- STUDY/BEDROOM 3
- VERY SOUGHT AFTER ROAD
- EPC RATING E COUNCIL TAX BAND D





First Floor



Ground Floor

Stanham Road Dartford Kent DA1 3AW

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.

## Council Tax Band E

## 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>88</b>               |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         | <b>43</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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