

LIVERMORES

THE ESTATE AGENTS

3 Bedrooms

House - Terraced

Offers In The Region Of

£375,000

Located in

Dartford



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43 Willow Road

Dartford DA1 2QQ



Nestled on the charming Willow Road in Dartford, this delightful terraced house offers a perfect blend of comfort and convenience, making it an ideal choice for small families or first-time buyers. Spanning 731 square feet, the property features a bright and airy reception room that welcomes you upon entry, alongside a well-appointed kitchen and a conveniently located bathroom on the ground floor.

As you ascend to the first floor, you will find three generously sized bedrooms, providing ample space for relaxation and rest. The property is further enhanced by double glazing and central heating, ensuring a warm and inviting atmosphere throughout the year.

Externally, the rear garden offers a well-sized outdoor space, perfect for enjoying sunny days or hosting gatherings. Additionally, off-street parking at the front adds to the convenience of this lovely home.

Location is key, and this property does not disappoint. It is situated close to several secondary schools, including the highly regarded Dartford Grammar School, which boasts an 'Outstanding' Ofsted rating. Local amenities are within easy reach, with Dartford town centre and Central Park just a short distance away. The newly refurbished Fairfield leisure centre is also nearby, providing excellent recreational options.

For those who enjoy shopping, Bluewater Shopping Centre is easily accessible, while the A2 and M25 offer quick routes into London, Essex, and Kent. Dartford train station, now part of the Oyster system, allows for a swift commute to London, with travel times of approximately 40 minutes to key destinations such as London Bridge, Cannon Street, and Charing Cross.



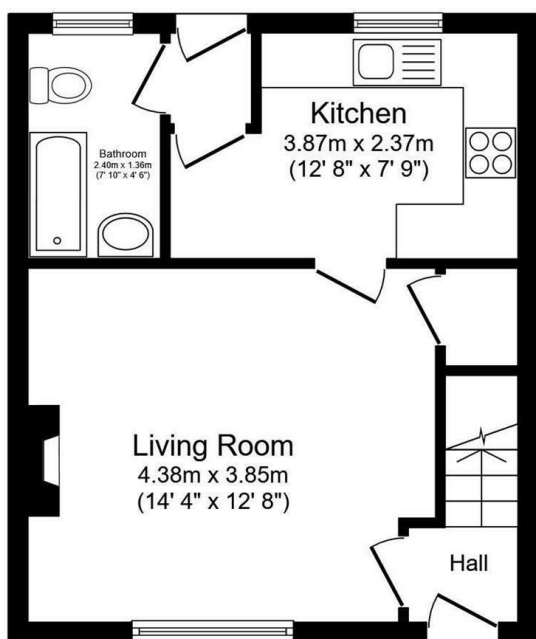
43 Willow Road

£375,000 Freehold

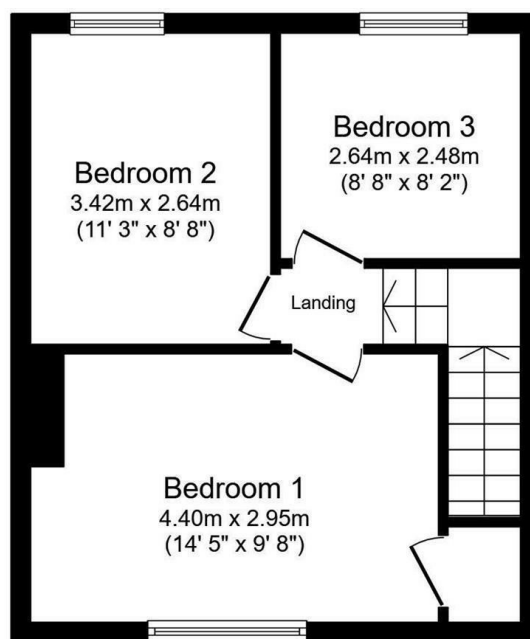


- OFFERS IN THE REGION OF £375,000
- OFF-STREET PARKING
- CLOSE PROXIMITY TO DARTFORD TOWN CENTRE & STATION
- GROUND FLOOR BATHROOM
- SIMILAR PROPERTIES REQUIRED
- THREE BEDROOM TERRACED FAMILY HOME
- DARTFORD GRAMMAR SCHOOL CATCHMENT AREA
- GREAT LOCATION FOR LOCAL PRIMARY & SECONDARY SCHOOLS
- REAR GARDEN SPACE
- COUNCIL TAX BAND 'C', EPC RATING 'E'





Ground Floor



First Floor

Total floor area 69.6 sq.m. (749 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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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		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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