

# LIVERMORES

THE ESTATE AGENTS

2 Bedrooms

House - Detached

Price Guide

£450,000

Located in

Dartford



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



# 8 Westgate Road

Dartford Kent DA1 2AT



GUIDE PRICE £450,000 TO £475,000.... Nestled in the heart of Dartford, this charming detached Victorian home offers a delightful blend of classic elegance and modern convenience and is offered to the market with NO ONWARD CHAIN. With two generously sized double bedrooms and a bonus loft room, this property is perfect for families or those seeking extra space for guests or a home office. There is spacious reception, beautiful Kitchen/Diner, but the highlight of the home is undoubtedly the stunning four-piece bathroom, featuring a luxurious walk-in shower that adds a touch of sophistication. This property has been sympathetically modernised, ensuring that it retains its original character while offering the comforts of contemporary living. Its prime location is a mere HALF A MILE FROM THE DARTFORD GRAMMAR SCHOOLS AND DARTFORD MAINLINE STATION, making it an excellent choice for families and commuters alike.

In summary, this beautifully presented Victorian home is a rare find, combining spacious living with a convenient location. It is an ideal opportunity for those looking to settle in a vibrant community while enjoying the charm of a period property.







# 8 Westgate Road

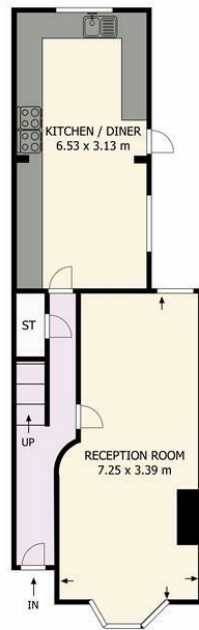
£450,000 Freehold



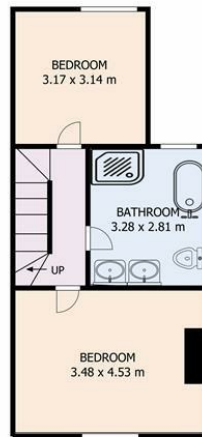
- GUIDE PRICE £450,000 TO £475,000
- BEAUTIFUL VICTORIAN HOME
- STUNNING BATHROOM
- BONUS LOFT ROOM
- SIMILAR PROPERTIES REQUIRED
- GRAMMAR SCHOOL CATCHMENT
- SPACIOUS MODERN KITCHEN/DINER
- HALF A MILE TO DARTFORD STATION
- NO ONWARD CHAIN
- EPC RATING COUNCIL TAX BAND







Ground Floor



First Floor



Second Floor

Westgate Road DARTFORD DA1 2AT

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 measurement please consult a certified architect or surveyor prior to making any decisions based on this plan. The first measurement provided refers to the vertical wall.

## 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>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>		
(39-54) <b>E</b>	36	
(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

**LIVERMORES**  
THE ESTATE AGENTS

dartford@livermores.co.uk

01322 228090

www.livermores.co.uk