

# LIVERMORES

THE ESTATE AGENTS

3 Bedrooms

House - Semi-Detached

Price Guide

£325,000

Located in

Dartford



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



# 13 Hill Rise

Dartford DA2 7HX



GUIDE PRICE £325,000 - £350,000... Nestled in the tranquil cul-de-sac of Hill Rise, Darenth, this charming three-bedroom semi-detached family home presents an excellent opportunity for those seeking a peaceful yet convenient lifestyle. Spanning an impressive 807 square feet, the property boasts a well-proportioned reception room, perfect for family gatherings or entertaining guests.

The home features three bedrooms, providing ample space for a growing family or those wishing to accommodate guests. The first-floor bathroom is conveniently located, ensuring ease of access for all residents.

One of the standout features of this property is the parking and garage situated at the rear, offering both security and convenience for your vehicles. The semi-rural setting of Darenth enhances the appeal, providing a serene environment while still being within easy reach of local amenities and transport links.

Offered with no onward chain, this property is ready for you to make it your own. Whether you are a first-time buyer or looking to settle into a family home, this delightful residence is sure to meet your needs. Do not miss the chance to view this lovely home in a sought-after location.





# 13 Hill Rise

£325,000 Freehold



- GUIDE PRICE £325,000 - £350,000
- CHAIN FREE!
- PRIVATE CUL-DE-SAC LOCATION
- FIRST FLOOR BATHROOM & DOWNSTAIRS W.C.
- SIMILAR PROPERTIES REQUIRED
- THREE BEDROOM SEMI-DETACHED FAMILY HOME
- PARKING AND GARAGE TO THE REAR OF THE PROPERTY
- FRONT & REAR GARDEN SPACE
- SIZABLE KITCHEN-DINER & LOUNGE
- EPC RATING 'D', COUNCIL TAX BAND 'C'

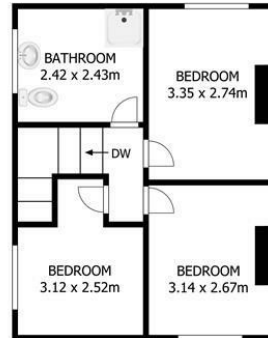






Ground Floor

Hill Rise DA2 7HX



First Floor

## 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) <b>A</b>                          |           | <b>88</b>               |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            |           |                         |
| (55-68) <b>D</b>                            | <b>62</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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