

LIVERMORES

THE ESTATE AGENTS

3 Bedrooms

House - Semi-Detached

Offers In The Region Of

£465,000

Located in

Dartford



www.livermores.co.uk



19 James Road

Dartford DA1 3NE



Nestled on the charming James Road in Dartford, this delightful semi-detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space.

The house features a well-appointed bathroom, ensuring that daily routines are both practical and pleasant. The layout of the home is designed to maximise space and light, creating a warm and welcoming atmosphere throughout.

Situated in a desirable area, residents will benefit from local amenities, schools, and transport links, making commuting and daily errands a breeze. This property presents an excellent opportunity for those looking to settle in a vibrant community while enjoying the comforts of a spacious family home.

In summary, this semi-detached house on James Road is a wonderful choice for anyone seeking a blend of space, comfort, and convenience in Dartford. Don't miss the chance to make this lovely property your new home.



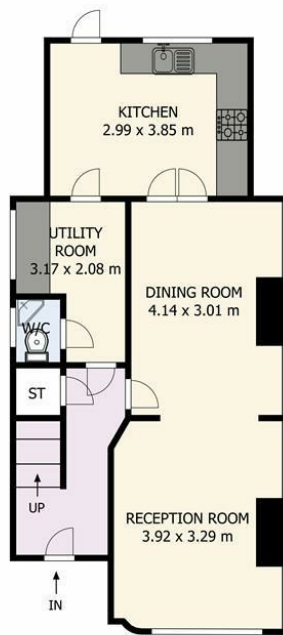
19 James Road

£465,000 Freehold

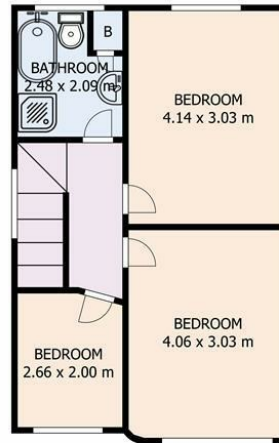


- OFFERS IN THE REGION OF £465,000
- CHAIN FREE!
- CLOSE PROXIMITY TO CRAYFORD & DARTFORD STATION
- OUTBUILDING
- SIMILAR PROPERTIES REQUIRED
- THREE BEDROOM EXTENDED SEMI-DETACHED HOUSE
- DARTFORD GRAMMAR SCHOOL CATCHMENT AREA
- 'OUTSTANDING' OFSTED RATED LOCAL PRIMARY SCHOOLS
- DOWNSTAIRS W.C.
- COUNCIL TAX BAND 'D', EPC RATING 'D'





Ground Floor



First Floor

James Rd Dartford DA1 3NE

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 approximate and measured internally. All measurements have been taken at the widest points unless otherwise stated. The first measurement provided refers to the vertical wall. For accurate measurement please consult a certified architect or surveyor prior to making any decisions based on this plan.

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) A		
(81-91) B		
(69-80) C		72
(55-68) D	57	
(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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