

LIVERMORES

THE ESTATE AGENTS

4 Bedrooms

House - Detached

Price Guide

£825,000

Located in

Dartford



www.livermores.co.uk



Holly House Dartford Road

Dartford Kent DA1 3DY



GUIDE PRICE £825,000 to £850,000 This unique gated development offers a splendid four/five-bedroom detached family home offers a perfect blend of comfort and convenience. Set back from the main road, the property enjoys a peaceful setting while remaining close to essential amenities, including the very popular DARTFORD GRAMMAR SCHOOLS and excellent Primary schools making it an ideal choice for families. The property comprises two spacious reception rooms, providing ample space for relaxation and entertaining guests. There is a lovely kitchen/diner, matching units in the utility room and a cloakroom to the ground floor. The master bedroom suite, which boasts a dressing room and an ensuite bathroom, ensuring a private retreat for the homeowners. The additional three bedrooms are well-proportioned, offering flexibility for family living or guest accommodation with the second floor currently being used as an office but could be used as cinema room. With its excellent condition, this home is ready for you to move in and make it your own. The double garage with electric up & over door adds further convenience, providing secure parking and additional room above. VIEWING IS HIGHLY RECOMMENDED.



Holly House Dartford Road

£825,000 Freehold



- GUIDE PRICE £825,000 TO £850,000
- 4 BED DETACHED FAMILY HOME
- 2 RECEPTIONS
- DOUBLE GARAGE WITH STORAGE ABOVE
- VIEWING HIGHLY RECOMMENDED
- DARTFORD GRAMMAR CATCHMENT
- MASTER WITH ENSUITE & DRESSING ROOM
- KITCHEN/BREAKFAST ROOM
- 5th BEDROOM/SNUG/CINEMA ROOM
- EPC RATING B COUNCIL TAX BAND F





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The plan is intended solely as a layout guide, and no liability is assumed for any errors, omissions, or inaccuracies. It does not constitute, in whole or in part, an offer or contract. Any intending purchaser or lessee should satisfy themselves, through inspection searches, enquiries, and a full survey, as to the accuracy of the information provided. All areas, measurements, shapes, compass bearing and distances are approximate and should not be relied upon for valuation purposes or as the basis of any sale or letting. No guarantee is provided regarding the total area, which may include areas with restricted head height. All measurements are taken at the widest points, internally, unless otherwise stated. May not be to scale.

Council Tax Band F

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		
(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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