

# LIVERMORES

THE ESTATE AGENTS

2 Bedrooms

House - Terraced

Price

£295,000

Located in

Dartford



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



# 52 Herald Walk

Dartford Kent DA1 5SS



INVESTOR INTEREST ONLY - PROPERTY BEING SOLD WITH TENANT IN SITU... Nestled in the sought-after area of Herald Walk, Dartford, Kent, this charming terraced house presents an excellent opportunity for savvy investors. This modern freehold home is conveniently located just two-thirds of a mile from Dartford Mainline Station, ensuring easy access to London and beyond.

Allocated parking space behind the garden.

Upon entering, you are welcomed into a spacious reception room that offers ample space for both relaxation and dining, making it perfect for entertaining guests or enjoying family meals. The separate kitchen is well-appointed, providing functionality and ease for everyday cooking.

The first floor boasts two generously sized double bedrooms, ideal for restful nights and personal space. A well-designed bathroom completes the upper level, catering to the needs of a small family or professionals alike.

This property is not only chain-free but also benefits from its proximity to Dartford town centre, where a variety of shops, restaurants, and amenities await. Families will appreciate the access to excellent local schools, including primary, secondary, and grammar options, making it a desirable location for those with children.

With its modern features and prime location, this home is a must-see. We highly recommend scheduling a viewing to fully appreciate all that this delightful property has to offer.



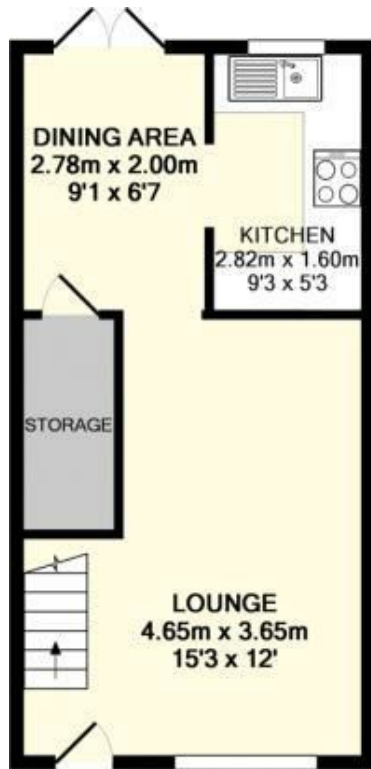
# 52 Herald Walk

£295,000 Freehold



- PRICE - £295,000
- INVESTOR INTEREST ONLY
- DARTFORD GRAMMAR SCHOOL CATCHMENT AREA
- GOOD LOCATION FOR SCHOOLS & DARTFORD STATION
- SIMILAR PROPERTIES REQUIRED
- TENANT IN SITU
- ALLOCATED PARKING
- TWO BEDROOM TERRACED HOUSE
- SOUGHT AFTER LOCATION
- EPC RATING 'C' COUNCIL TAX BAND 'C'





GROUND FLOOR  
APPROX. FLOOR  
AREA 27.1 SQ.M.  
(292 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 27.2 SQ.M.  
(293 SQ.FT.)

TOTAL APPROX. FLOOR AREA 54.3 SQ.M. (585 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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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) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         | 89                      |
| (69-80) <b>C</b>                            | 71      |                         |
| (55-68) <b>D</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 |

1 Hythe Street  
Dartford  
Kent  
DA1 1BE

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lettings@livermores.co.uk

01322 311427

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