

# LIVERMORES

THE ESTATE AGENTS

4 Bedrooms

House - Semi-Detached

Guide Price

£575,000

Located in

Kent



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# 24 Baker Crescent

Kent DA1 2NF



WEST DARTFORD.... GUIDE PRICE £575,000 to £600,000... This beautifully extended semi-detached house offers a perfect blend of modern living and comfort and is offered to the market with NO ONWARD CHAIN. With an impressive four/five bedrooms and three bathrooms, including two en-suites, this property is ideal for families seeking space and convenience. Set over 3 floors, the ground floor comprises a good size reception, stunning kitchen/diner and convenient cloakroom. The first floor offer 3 bedrooms, 1 with ensuite facilities and a family bathroom with flexible accommodation on the second floor with a further 2 bedrooms and another with ensuite facilities. Ideally located on a very sought after development APPROXIMATELY A QUARTER OF A MILE TO THE HIGHLY REGARDED DARTFORD GRAMMAR SCHOOLS. Externally there is a rear garden and 3 allocated parking spaces. This property needs to be viewed internally to really appreciate this beautiful home.





# 24 Baker Crescent

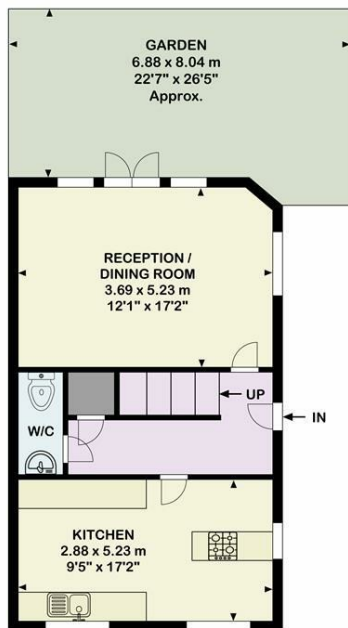
£575,000 Freehold



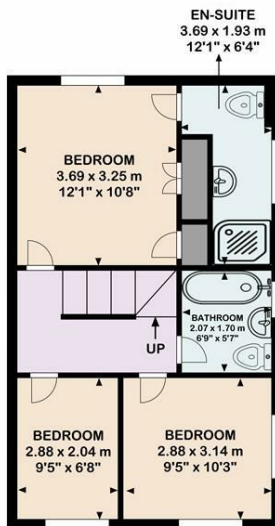
- GUIDE PRICE £575,000 TO £600,000
- 1/4 MILE OF THE GRAMMAR SCHOOLS
- 3 BATHROOMS, WITH 2 ENSUITES
- STUNNING CONDITION
- BEAUTIFUL KITCHEN/DINER
- 4/5 BEDROOM SEMI-DETACHED
- SET OVER 3 FLOORS
- ALLOCATED PARKING FOR 3 CARS
- NO ONWARD CHAIN
- EPC RATING C COUNCIL TAX BAND







Ground Floor



First Floor



Second Floor

### Baker Crescent Dartford, Kent, DA1

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, wall thicknesses, 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. All measurements are taken at the widest points, internally, with the first measurement referring to the vertical dimension. May not be to scale. Powered by airvideography.com

## 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>		<b>88</b>
(69-80) <b>C</b>	<b>77</b>	
(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	

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