

# LIVERMORES

THE ESTATE AGENTS

3 Bedrooms

House - Semi-Detached

Offers In The Region Of

£565,000

Located in

Dartford



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



# 26 Roseberry Gardens

Dartford Kent DA1 2NX



Nestled in the charming area of Roseberry Gardens, 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 two inviting reception rooms provide ample opportunity for relaxation and entertaining, making it easy to host friends and family.

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 neighbourhood, residents will benefit from local amenities, schools, and parks, all within easy reach. The property is also conveniently located for transport links, making commuting a breeze.

This semi-detached house in Roseberry Gardens is a wonderful opportunity for anyone looking to settle in a vibrant community while enjoying the comforts of a spacious home. Don't miss the chance to make this lovely property your own.





# 26 Roseberry Gardens

£565,000 Freehold



- OFFERS IN THE REGION OF £565,000
- CHAIN FREE!
- WEST DARTFORD
- HUGE AMOUNTS OF POTENTIAL
- SIMILAR PROPERTIES REQUIRED
- THREE BEDROOM SEMI-DETACHED FAMILY HOME
- DARTFORD GRAMMAR SCHOOL CATCHMENT
- TWO RECEPTION ROOMS
- LARGE REAR GARDEN
- COUNCIL TAX BAND 'E', EPC RATING 'D'







Ground Floor



First Floor

Roseberry Gardens, Dartford DA1 2NX

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 estimated and measured internally. For accurate measurement please consult a certified architect or surveyor prior to making any decisions based on this plan. The first measurement provided refers to the vertical wall.

## Council Tax Band E

## 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>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	56	
(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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