

# LIVERMORES

THE ESTATE AGENTS

3 Bedrooms

House - Detached

Price Guide

£575,000

Located in

Dartford

LIVERMORES



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# 46 The Green

## Dartford DA2 6JT



GUIDE PRICE £575,000 - £595,000... Nestled in the highly sought-after area of The Green, Dartford, this substantial detached house presents an exceptional opportunity for families seeking both comfort and convenience. Boasting three well-proportioned bedrooms and two bathrooms, this property is designed to cater to modern family living.

One of the standout features of this home is the delightful conservatory at the rear, which enhances the already generous living space, allowing for an abundance of natural light and a seamless connection to the outdoors. The kitchen, complete with a handy utility room, is perfectly suited for family life, making daily chores a breeze.

The well-maintained garden is an ideal setting for summer entertaining, providing ample space for children to play and for family gatherings. Parents will appreciate the proximity to the Outstanding 'Fleetdown' primary school, ensuring that your children receive an excellent start to their education, just a stone's throw away.

For commuters, the property is ideally situated near the motorway network and is within easy reach of Stone Crossing, Greenhithe, and Dartford railway stations, making travel to London and beyond straightforward.

In summary, this detached house on The Green is a fantastic family home that combines spacious living, a prime location, and excellent local amenities. Don't miss the chance to make this wonderful property your own.

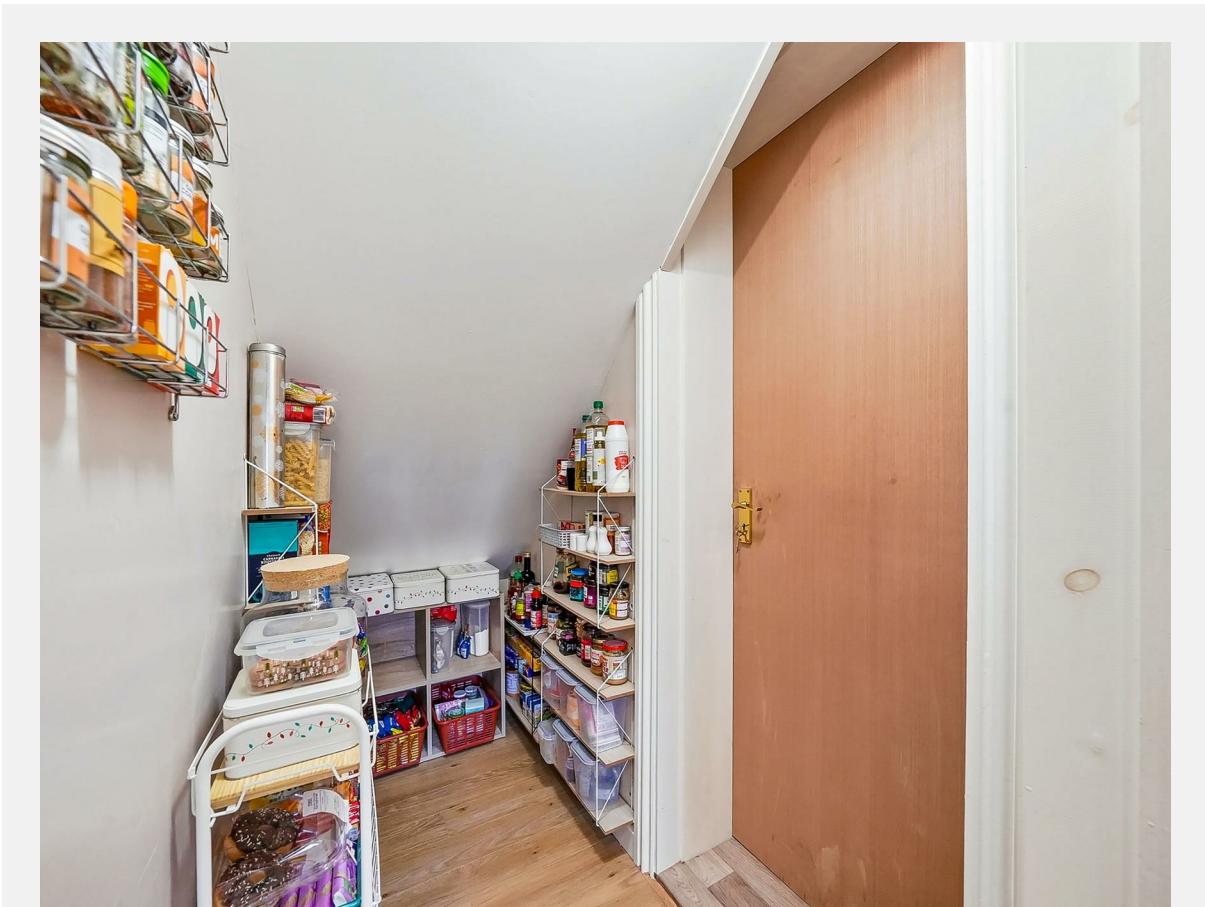


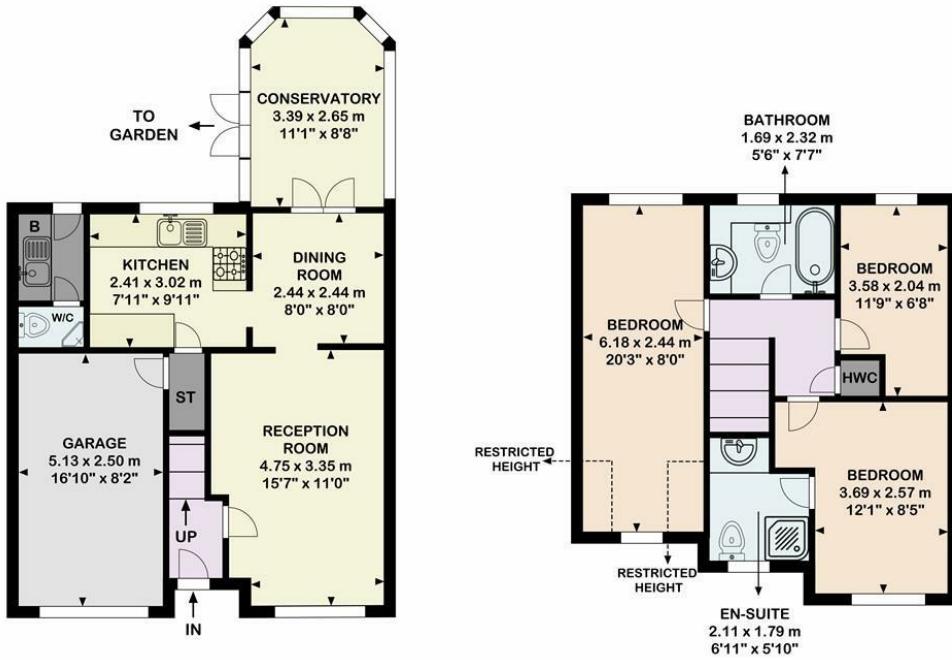
# 46 The Green

£575,000 Freehold



- GUIDE PRICE £575,000 - £595,000
- ONE FAMILY BATHROOM, EN-SUITE TO THE MAIN BEDROOM
- UTILITY SPACE & CONSERVATORY
- SITUATED WITHIN DARENTH COUNTRY PARK
- SIMILAR PROPERTIES REQUIRED
- THREE BEDROOM DETACHED HOUSE
- DRIVEWAY & GARAGE SPACE
- GREAT LOCATION FOR LOCAL 'OUTSTANDING' SCHOOLS
- PRIVATE & QUIET ROAD
- COUNCIL TAX BAND 'E', AWAITING EPC REPORT





Ground Floor

First Floor

### The Green, DA2

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 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) A		
(81-91) B		
(69-80) C	69	77
(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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