

LIVERMORES

THE ESTATE AGENTS

2 Bedrooms

House - Semi-Detached

Offers In The Region Of

£450,000

Located in



www.livermores.co.uk



30 Saddlers Park

Kent DA4 0HA



GUIDE PRICE £450,000 to £475,000.... Nestled in the charming village of Eynsford, this well-presented semi-detached family home offers a delightful blend of comfort and modern living. The ground floor has a lovely open plan reception room which features a lovely kitchen with breakfast bar and sitting area, with access to a shower room and a separate reception room to the front. To the first floor you will find two generously sized double bedrooms, and a well appointed bathroom. The property is deceptively spacious, measuring 904 square feet, the property also benefits from off-road parking, a valuable asset in this picturesque village location. Located a short distance from the station. Eynsford is known for its scenic beauty and community spirit, making it an excellent choice for families and individuals alike. AN INTERNAL VIEWING IS HIGHLY RECOMMENDED.



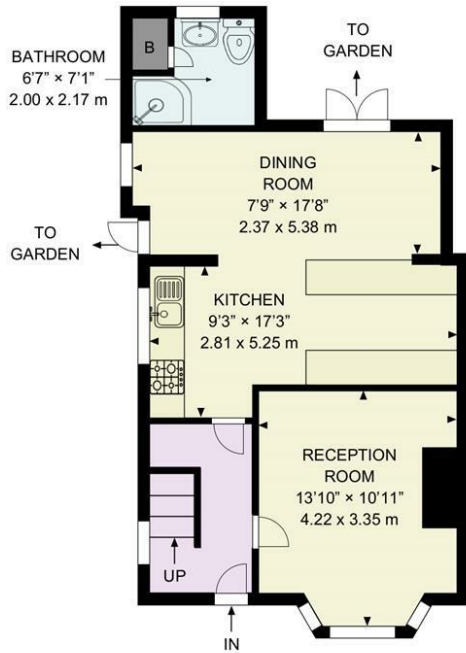
30 Saddlers Park

£450,000 Freehold

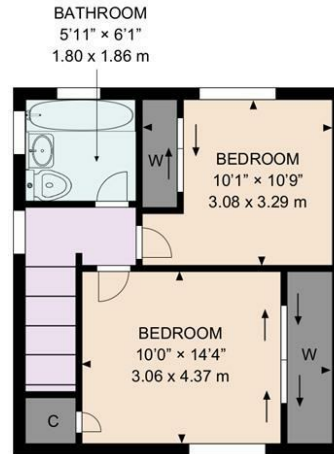


- GUIDE PRICE £450,000 TO £475,000
- PICTURESQUE VILLAGE LOCATION
- 2 WELL APPOINTED BATHROOMS
- OPEN PLAN REAR RECEPTION
- OFF ROAD PARKING
- 2 DOUBLE BEDROOMS
- LOVELY KITCHEN
- SEPARATE RECEPTION ROOM
- CLOSE TO STATION
- EPC RATING D COUNCIL TAX BAND D





Ground Floor



First Floor

SADDLERS PARK, DA4

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

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		77
(55-68) D	63	
(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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