

LIVERMORES

THE ESTATE AGENTS

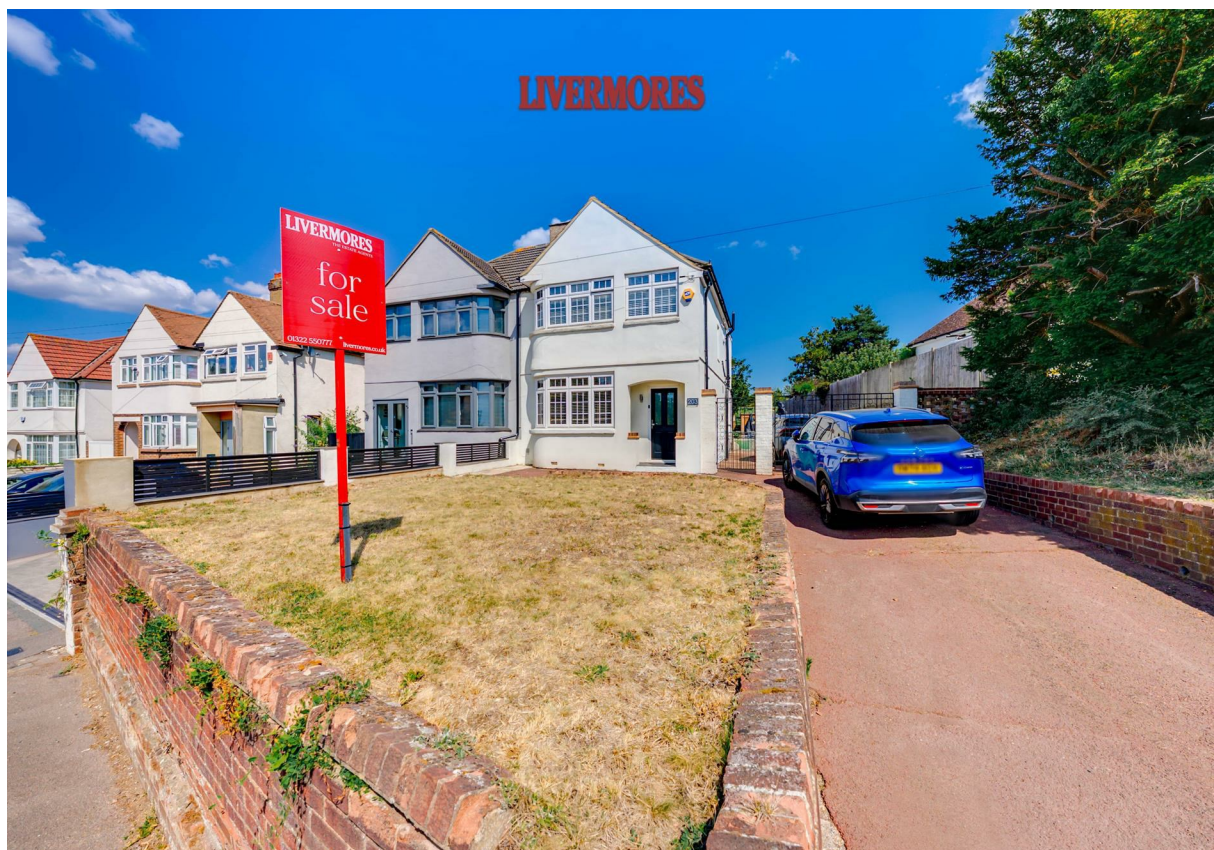
4 Bedrooms

House - Semi-Detached

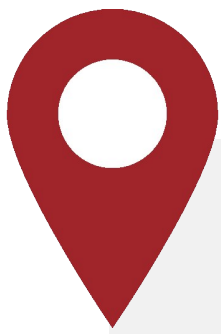
£550,000

Located in

Dartford



www.livermores.co.uk



203 Station Road

Dartford DA1 3QF



****GUIDE PRICE £550,000-£575,000**** With an enviable plot on Station Road in Crayford, this impressive property presents a unique opportunity for those seeking a blend of residential comfort and exciting potential. This extended semi-detached house has been thoughtfully transformed into a spacious family home, boasting four well-proportioned bedrooms and two inviting reception rooms, perfect for both relaxation and entertaining.

Spanning an impressive 1,094 square feet, the property is immaculately presented, featuring a large modern bathroom complete with a separate shower cubicle, ensuring convenience and style. The generous layout provides ample space for family living, while the potential for further extension, subject to planning permission, offers exciting possibilities for future enhancements.

The exterior of the property is equally appealing, with a driveway accommodating two to three vehicles, complemented by a large side access area that provides additional parking options. The enviable plot also features a substantial rear garden, ideal for outdoor activities, gardening, or simply enjoying the fresh air.

Perfectly situated for commuters, this home is just a short walk from Crayford Station (Oyster Zone 6), ensuring excellent connectivity to London and beyond. Crayford High Street, with its wide range of shops, cafes, and amenities, is within easy reach, as well as being in the catchment area for Dartford Grammar schools—making this an excellent choice for families. Additionally, the property benefits from superb links to the A2 and M25, enhancing its appeal.



203 Station Road

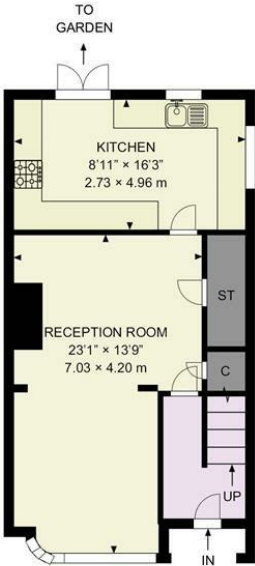
£550,000 Freehold



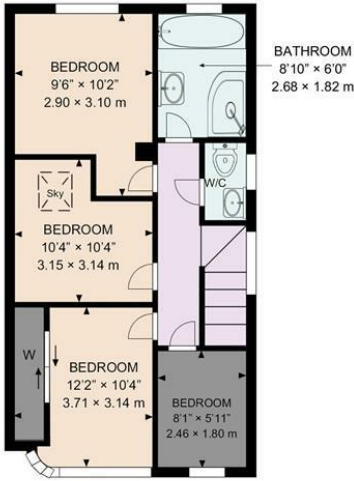
- GUIDE PRICE £550,000-£575,000
- IMMACULATELY PRESENTED THROUGHOUT
- SCOPE FOR FURTHER EXTENSION STPP
- ENVIABLE PLOT WITH POTENTIAL FOR ADDITIONAL PARKING
- SIMILAR PROPERTIES REQUIRED
- EXTENDED 4-BEDROOM SEMI-DETACHED
- LARGE REAR GARDEN AND SIDE ACCESS
- DRIVEWAY FOR 2/3 CARS
- LARGE MODERN BATHROOM WITH SEPARATE SHOWER
- EPC RATING D | COUNCIL TAX BAND E



Approximate Gross Internal Area = 1,094 sq ft / 101.62 sq m
 Ground Floor Area (545 sq ft / 50.68 sq m approx.)
 First Floor Area (548 sq ft / 50.94 sq m approx.)



Ground Floor



First Floor

STATION ROAD DA1

The plan is intended solely as a layout guide, and no liability is taken for any errors, omissions, or misstatement. 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 shapes, compass bearing, position and distances are approximate. No guarantee is provided regarding the total area. Not to scale.

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- Reduced Headroom (RH) below 1.5m / 5'0"

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		
(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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