

**LIVERMORES**  
THE ESTATE AGENTS

4 Bedrooms

House - End Terrace

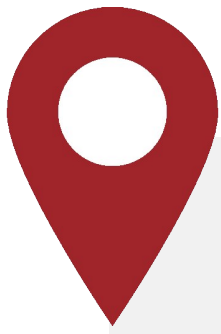
£500,000

Located in

Dartford



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



# 151 Temple Hill

Dartford Kent DA1 5TU



GUIDE PRICE £500,000 to £525,000... This modern end terrace family home is ideally located for commuters being just a HALF A MILE WALK FROM DARTFORD STATION and is approximately three quarters of a mile to the Town Centre. The property is set over 3 floors and measure a fantastic 1485 square feet, with a spacious lounge, open plan kitchen/diner and cloakroom to the ground floor, 2 double bedrooms, one with ensuite shower and family bathroom to the first floor with 2 large double bedrooms and another bathroom on the second floor. OFFERED WITH NO ONWARD CHAIN, the property would suit a family as it is situated close to excellent schools as well as being within a short journey to the very sought after Dartford Grammar Schools plus it has an allocated parking bay and a garage-en-bloc there is also a rear garden with side access. INTERNAL VIEWING RECOMMENDED



# 151 Temple Hill

£500,000 Freehold



- GUIDE PRICE £500,000 TO £525,000

- 4 DOUBLE BEDROOMS

- OPEN PLAN KITCHEN/DINER

- PRIVATE GARDEN

- 1 ALLOCATED SPACE + GARAGE

- NO ONWARD CHAIN

- 3 BATHROOMS, 1 ENSUITE

- OVER 1400 SQUARE FEET

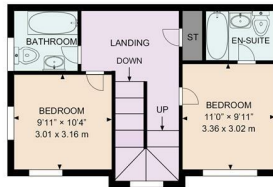
- 0.5 MILES TO DARTFORD STATION

- EPC RATING B COUNCIL TAX BAND E





Ground Floor



First Floor



Second Floor

TEMPLE HILL, 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 [archidography.com](http://archidography.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) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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