

LIVERMORES

THE ESTATE AGENTS

4 Bedrooms

House - Semi-Detached

Price Guide

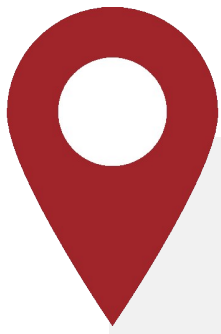
£465,000

Located in

Dartford



www.livermores.co.uk



249 Dartford Road

Dartford DA1 3HA



Livermores are proud to present this charming semi-detached family house. The property offers a perfect blend of comfort and convenience, with four generously sized bedrooms, there is ample space for the entire family to thrive. The property boasts two well-appointed reception rooms, providing versatile areas for relaxation and entertainment.

One of the standout features of this home is its peaceful garden oasis, ideal for family barbecues or enjoying a quiet morning coffee. The outdoor space is perfect for children to play and for adults to unwind after a long day.

For those who commute, the property is conveniently located just 0.6 miles from Crayford Station, making travel to London and beyond a breeze. Additionally, with the A2 and M25 nearby, your journey to work or weekend getaways is made easy.

Parking is hassle-free with your own driveway and garage, ensuring you have space for your vehicles. The location is particularly appealing for families, as it falls within the catchment area for Dartford Grammar School and is surrounded by several outstanding local primary schools.

This extended semi-detached property is not only a wonderful family home but also a fantastic opportunity to settle in a thriving community. With its excellent location, spacious living areas, and proximity to top-performing schools, this house is a must-see for anyone looking to make Dartford their home.



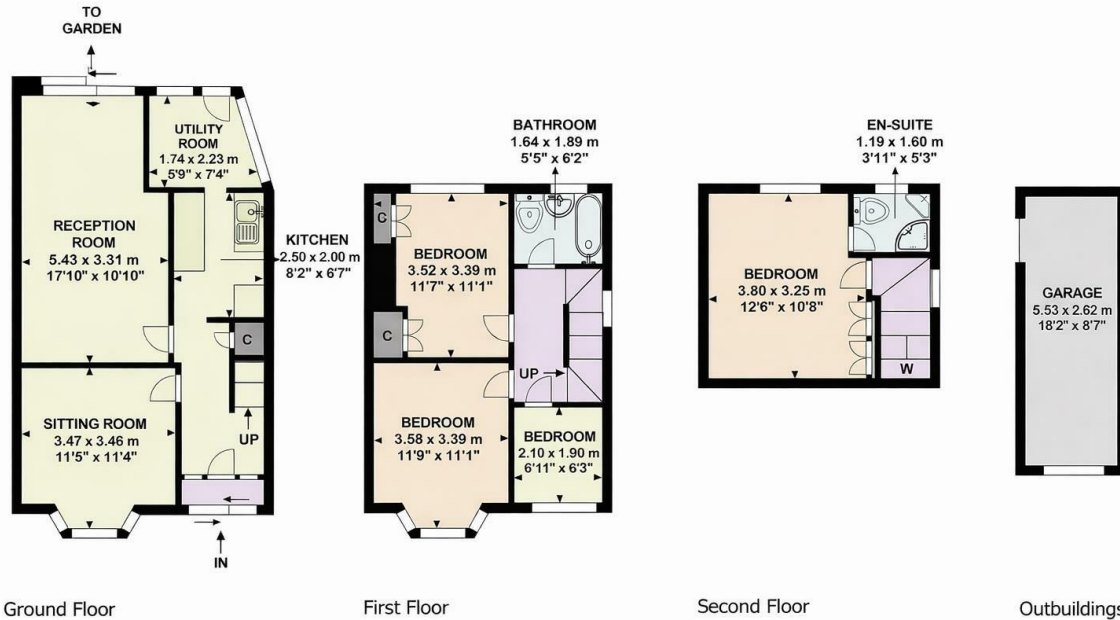
249 Dartford Road

£465,000 Freehold



- GUIDE PRICE £465,000 - £485,000
- DARTFORD GRAMMAR SCHOOL CATCHMENT AREA
- GREAT LOCATION FOR LOCAL STATIONS & TOWN CENTRES
- TWO RECEPTION ROOMS
- SIMILAR PROPERTIES REQUIRED
- FOUR BEDROOM EXTENDED FAMILY HOME
- 0.6 MILES FROM CRAYFORD STATION
- TWO BATHROOMS
- OFF-STREET PARKING & GARAGE
- COUNCIL TAX BAND 'E', EPC RATING 'D'





Dartford Road, DA1

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		78
(55-68) D	66	
(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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