

LIVERMORES

THE ESTATE AGENTS

4 Bedrooms

Chalet - Detached

Offers In The Region Of

£495,000

Located in

Wilmington



www.livermores.co.uk



3 Broad Lane

Wilmington Kent DA2 7AQ



OFFERS IN THE REGION of £495,000...

This well-presented detached family home is located right in the heart of Wilmington village. Ideally located within a short walking distance from the sought after Wilmington Grammar schools and the excellent Leigh Academy - rated Outstanding by Ofsted in the latest inspection.

Having been updated within the last few months to include flooring, decoration, internal doors and a modern new kitchen and measures approximately 1514 square feet. The accommodation comprises large reception room, separate dining room, lovely modern kitchen, bedroom/study and bathroom all to the ground floor with 3 bedrooms to the first floor.

Externally there is a lovely secluded rear garden with raised patio, off road parking and garage with electric door. There is potential to extend further STPP and building regulations. OFFERED WITH NO ONWARD CHAIN.



3 Broad Lane

£495,000 Freehold



- OFFERS IN THE REGION OF £495,000
- APPROXIMATELY 1514 SQ FT
- SPACIOUS LOUNGE
- LOVELY KITCHEN
- DRIVEWAY AND GARAGE
- NO ONWARD CHAIN
- 3/4 BEDROOMS
- SEPARATE DINING ROOM
- GRAMMAR SCHOOL 0.3 MILES
- EPC RATING E COUNCIL TAX BAND E

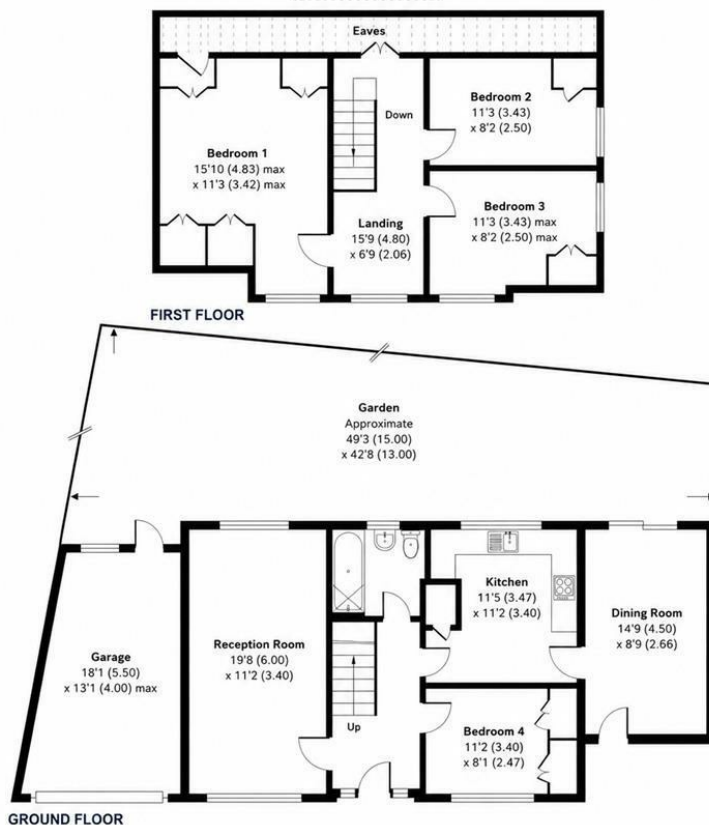


Broad Lane, Dartford, Kent, DA2

Approximate Area = 1199 sq ft / 111.4 sq m
 Limited Use Area(s) = 112 sq ft / 10.4 sq m
 Garage = 203 sq ft / 18.8 sq m
 Total = 1514 sq ft / 140.6 sq m



Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2026. This floor plan is for illustrative purposes only. All dimensions are approximate and subject to change. Actual layout, features and specifications may vary. Please verify independently before making decisions. Produced for Acorn Group. REF: 1465634

Council Tax Band E

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		82
(69-80) C		
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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