LIVERMORES
THE ESTATE AGENTS

2 Bedrooms	House - Semi-Detached
Price Guide	£325,000
Located in	Dartford

www.livermores.co.uk

28 Wayville Road

Dartford Kent DA1 1RL

Nestled on the desirable Wayville Road in Dartford, Kent, this charming semi-detached house offers an excellent opportunity for first-time buyers and families alike. Spanning 602 square feet, the property features two spacious bedrooms and a well-appointed bathroom, ensuring comfortable living for all.

As you enter, you are greeted by a welcoming porch that leads into a generous lounge-diner. This versatile space is perfect for entertaining guests or enjoying family meals, creating a warm and inviting atmosphere. The property also boasts a lovely rear garden, ideal for outdoor relaxation or for those with a passion for gardening.

Convenience is key, with a car port to the side and a driveway providing ample off-street parking. Additionally, there is significant potential to extend the property to the side, rear, and loft, subject to planning permission. This flexibility allows you to tailor the home to your specific needs and preferences.

The location is particularly appealing for families, as it falls within the catchment area for Dartford Grammar School, known for its quality education. Furthermore, the close proximity to Dartford station ensures easy access to transport links, making commuting a breeze for those who work in London or surrounding areas.

With its blend of charm, potential, and convenient location, this property is a must-see. Viewing is highly recommended to fully appreciate the spaciousness and possibilities this home has to offer.

28 Wayville Road

£325,000 Freehold

- GUIDE PRICE £325,000 - £350,000
- CHAIN FREE!
- DARTFORD GRAMMAR SCHOOL CATCHMENT AREA
- CUL-DE-SAC LOCATION
- SIMILAR PROPERTIES REQUIRED
- TWO BEDROOM SEMI-DETACHED HOUSE
- POTENTIAL TO EXTEND (STPP)
- OFF-STREET PARKING
- POPULAR AND PRIVATE RESIDENTIAL ROAD
- COUNCIL TAX BAND 'D', EPC RATING 'C'

LIVERMORES

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for sale

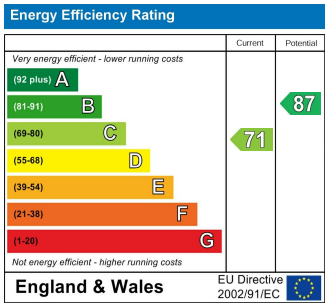
Ground floor

First floor

Council Tax Band D

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.



1 Hythe Street
Dartford
Kent
DA1 1BE

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lettings@livermores.co.uk
01322 311427
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