

LIVERMORES

THE ESTATE AGENTS

3 Bedrooms

House - End Terrace

Price Guide

£450,000

Located in

Dartford



www.livermores.co.uk

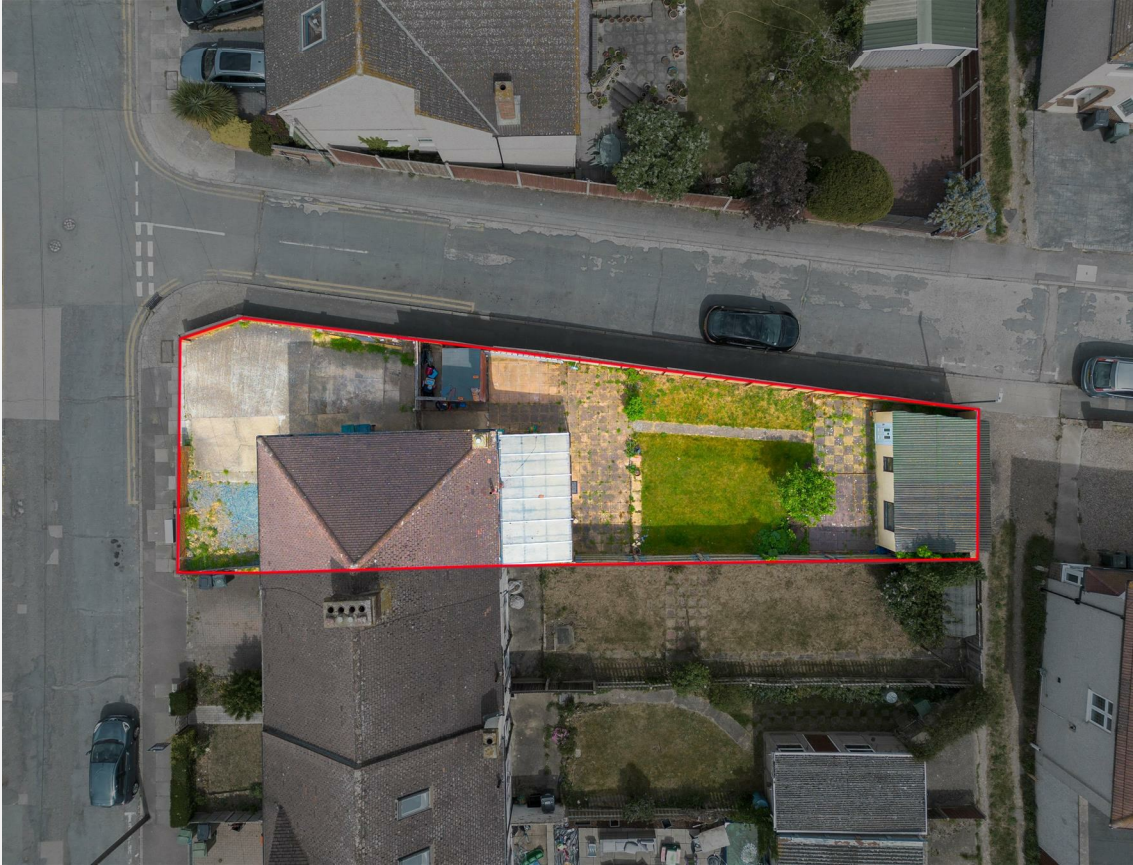


36 West Hill Drive

Dartford Kent DA1 3DU



GUIDE PRICE £450,000 TO £475,000 Offered to the market with NO ONWARD CHAIN this property offers an excellent opportunity to really make it your forever home. With excellent potential to extend (STPP) the property is located in a Cul-De-Sac with DARTFORD GRAMMAR SCHOOL FOR BOYS just at the end of the road and the girls grammar school WITHIN A THIRD OF A MILE. The property comprises lounge, kitchen/diner, conservatory and shower room to the ground floor with 3 bedrooms and a bathroom to the first. There is ample space to the side with off road parking for multiple cars to the front. This is a fantastic location for schools with two well regarded primary schools close by, and is within a mile of both DARTFORD MAINLINE STATION, with excellent links into London and Kent with access to the extremely popular Elizabeth line and High Street. VIEWING IS AN ABSOLUTE MUST.



36 West Hill Drive

£450,000 Freehold




- GUIDE PRICE £450,000 TO £475,000
- WEST DARTFORD
- GREAT POTENTIAL TO EXTEND STPP
- GROUND FLOOR SHOWER ROOM
- DRIVE FOR MULTIPLE VEHICLES
- DARTFORD GRAMMAR CATCHMENT
- 3 BEDROOM SEMI DETACHED HOME
- KITCHEN/DINER AND LOUNGE
- 1ST FLOOR BATHROOM
- EPC RATING C COUNCIL TAX BAND D



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.

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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Dartford

Kent

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