

LIVERMORES

THE ESTATE AGENTS

3 Bedrooms

House - Semi-Detached

Price Guide

£400,000

Located in

Dartford



www.livermores.co.uk



78 Ellingham View

Dartford DA1 5SZ



GUIDE PRICE £400,000 - £425,000... Welcome to this charming semi-detached house located in the desirable area of Ellingham View, Dartford. This delightful property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxing or entertaining guests.

With two bathrooms, this home offers convenience and comfort for busy households, ensuring that morning routines run smoothly. The layout of the property is thoughtfully designed, allowing for both privacy and communal living.

Furthermore, the property also benefits from off-street parking and a beautiful front & rear garden.

Situated in a friendly neighbourhood, this house benefits from local amenities, schools, and parks, making it a fantastic choice for families. The surrounding area is well-connected, providing easy access to transport links for those commuting to London or other nearby towns.

This semi-detached house at Ellingham View is not just a property; it is a place where memories can be made. With its appealing features and prime location, it presents a wonderful opportunity for anyone looking to settle in Dartford. Don't miss the chance to make this lovely house your new home.



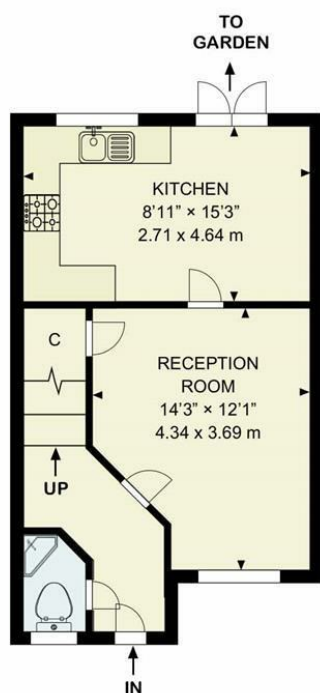
78 Ellingham View

£400,000 Freehold

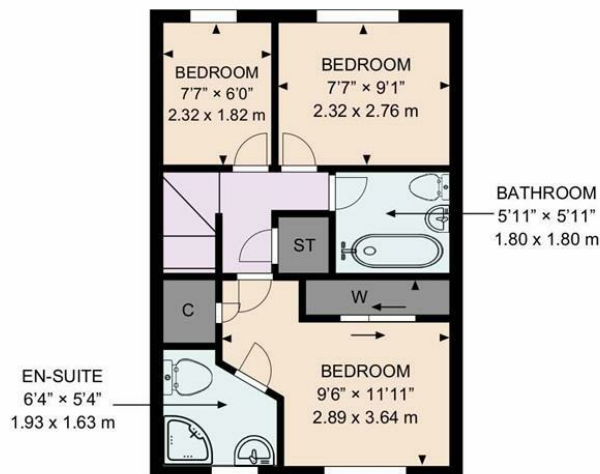


- GUIDE PRICE £400,000 - £425,000
- OFF-STREET PARKING
- BEAUTIFUL VIEW OVERLOOKING THE LAKE
- EASY ACCESS TO A2 & M25
- SIMILAR PROPERTIES REQUIRED
- THREE BEDROOM SEMI-DETACHED FAMILY HOME
- DOWNSTAIRS W.C., EN-SUITE & FAMILY BATHROOM
- DARTFORD GRAMMAR SCHOOL CATCHMENT AREA
- SOUGHT-AFTER LOCATION, GREAT FOR SCHOOLS
- COUNCIL TAX BAND 'D', EPC RATING 'C'





Ground Floor



First Floor

ELLINGHAM VIEW DARTFORD 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 airvideography.com

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	78	83
(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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