

# LIVERMORES

THE ESTATE AGENTS

4 Bedrooms

House - Detached

Offers In The Region Of

£650,000

Located in

Wilmington



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# 1 Brewers Field

Wilmington Kent DA2 7PJ



O.I.R.O £650,000 This lovely four-bedroom detached house, is ideal for families seeking a spacious home with STUNNING VIEWS and the added benefit of NO ONWARD CHAIN and the potential to extend further (STPP). The ground floor has under floor heating, there is a fantastic large open-plan reception room that leads to the excellent fitted kitchen with granite worktops and space for an American fridge/freezer, there is also a convenient cloakroom. The first floor has four well-proportioned bedrooms, including a master bedroom complete with a private shower area. There are three bedrooms and a well-appointed bathroom, which features a Jacuzzi bath. This property is on an excellent sized plot with a great garden that has a patio area and summerhouse and is located on a very popular development with ample parking and a spacious garage. The fantastic location is particularly advantageous for families, with excellent schools nearby, including the very sought after WILMINGTON GRAMMAR SCHOOLS. Ideally situated with excellent access to the M25, A2 and A20 but with a semi rural feel yet a short distance to Dartford Town Centre and Dartford Station. VIEWING HIGHLY RECOMMENDED



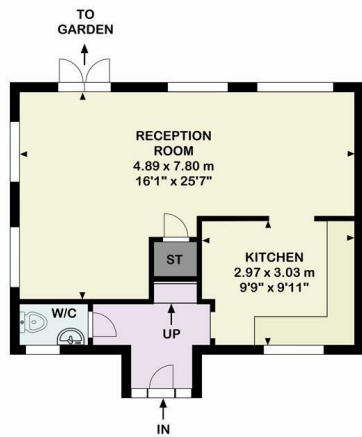
# 1 Brewers Field

£650,000 Freehold

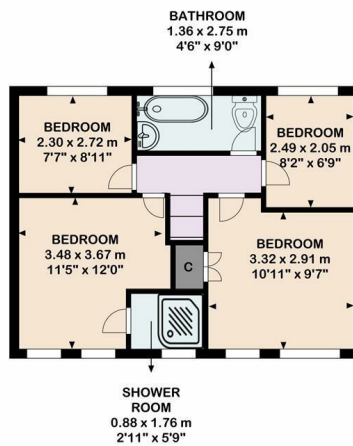


- O.I.R.O £650,000
- STUNNING VIEWS
- 4 BEDROOM DETACHED
- PRIVATE SHOWER TO MASTER
- AMPLE PARKING & GARAGE
- NO ONWARD CHAIN
- OPEN PLAN GROUND FLOOR
- FANTASTIC FOR SCHOOLS
- FIRST FLOOR BATHROOM
- EPC RATING C COUNCIL TAX BAND E

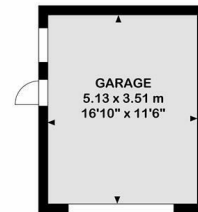




Ground Floor



First Floor



Outbuilding

**BREWERS FIELD, DA2**

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 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		70	78
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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