

# LIVERMORES

THE ESTATE AGENTS

3 Bedrooms

House - Semi-Detached

Price Guide

£525,000

Located in

Dartford



[www.livermores.co.uk](http://www.livermores.co.uk)



# 6 Roseberry Gardens

Dartford Kent DA1 2NX



GUIDE PRICE £525,000 TO £550,000 \* WEST DARTFORD \* DARTFORD GRAMMAR SCHOOLS CATCHMENT \* NO CHAIN \* SOUGHT AFTER CUL DE SAC LOCATION \* 3 BEDROOMS \* 2 RECEPTION ROOMS \* BEAUTIFUL GARDEN \* FIRST FLOOR BATHROOM \* OFF ROAD PARKING \* DOUBLE GLAZING \* GAS CENTRAL HEATING \* LOVELY ORIGINAL FIREPLACE IN THE FRONT RECEPTION ROOM \* VIEWING HIGHLY RECOMMENDED





# 6 Roseberry Gardens

£525,000 Freehold



- GUIDE PRICE £525,000 TO £550,000
- DARTFORD GRAMMAR SCHOOL CATCHMENT
- 3 BEDROOM SEMI DETACHED HOME
- LOVELY GARDEN
- SIMILAR PROPERTIES REQUIRED
- WEST DARTFORD
- NO CHAIN
- 2 RECEPTION ROOMS
- SOUGHT AFTER ROAD
- EPC RATING 'D' COUNCIL TAX BAND 'E'





**Council Tax Band E**

**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		86
(81-91) B		62
(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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