

# LIVERMORES

THE ESTATE AGENTS

4 Bedrooms

House - Detached

Offers In The Region Of

£900,000

Located in

Dartford



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



# 15 Christchurch Road

## Dartford Kent DA1 3DH



Welcome to this charming detached house located on the very desirable Christchurch Road in the sought-after area of WEST DARTFORD. Built Circa 1928 the property boasts a unique character as we believe it is the only one of its type locally and it is within 400 yards of both the DARTFORD GRAMMAR SCHOOLS.

Offered to the market with NO ONWARD CHAIN, upon entering, you have a fantastic spacious entrance hall leading to, two spacious reception rooms and large Kitchen/Diner that offer the perfect setting for entertaining guests or simply relaxing with your loved ones. With four bedrooms and three bathrooms, including two en-suites, there is an abundance of space for the whole family to enjoy.

There are many standout features including galleried landing, high ceilings, stripped floorboards, in & out drive and an absolutely stunning rear garden that has been cultivated by the current owners over the years that they have owned the property and really is something to behold. **VIEWING HIGHLY RECOMMENDED**



# 15 Christchurch Road

£900,000 Freehold



- £900,000 OFFERS IN THE REGION OF
- 400 YARDS OF DARTFORD GRAMMAR SCHOOLS
- 2 ENSUITES
- SPACIOUS KITCHEN/DINER
- SIMILAR PROPERTIES REQUIRED
- WEST DARTFORD
- 4 BEDROOM DETACHED CHARACTER HOME
- 3 RECEPTION ROOMS
- STUNNING REAR GARDEN
- EPC RATING '' COUNCIL TAX BAND 'F'





## Council Tax Band F

### 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<br>(92 plus) A |                         | 77        |
| (81-91) B  |                         | 58        |
| (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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