

LIVERMORES

THE ESTATE AGENTS

3 Bedrooms

House - Semi-Detached

Offers In The Region Of

£495,000

Located in

Dartford



www.livermores.co.uk



69 Stanham Road

Dartford DA1 3AN



Nestled on the sought-after Stanham Road in Dartford, this charming semi-detached house presents an exceptional opportunity for families and investors alike. Boasting three well-proportioned bedrooms, this property offers ample space for comfortable living. The layout is both practical and versatile, making it ideal for entertaining guests or enjoying quiet family time.

One of the standout features of this home is its generous plot area, which provides significant potential for future development or landscaping, allowing you to create your dream outdoor space. The property is also situated within the highly regarded Dartford Grammar School catchment area, making it an attractive choice for families prioritising education.

Being chain-free, this residence allows for a smooth and efficient purchasing process, enabling you to settle in without unnecessary delays. The location is not only popular for its educational offerings but also benefits from a friendly community atmosphere and convenient access to local amenities.

In summary, this semi-detached house on Stanham Road is a rare find, combining spacious living with the potential for enhancement in a prime location. Whether you are looking to make it your family home or an investment, this property is well worth your consideration.



69 Stanham Road

£495,000 Freehold

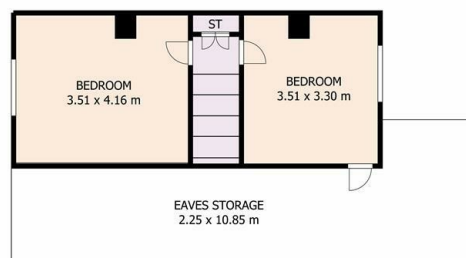


- OFFERS IN THE REGION OF £495,000
- HUGE AMOUNTS OF POTENTIAL
- CHAIN FREE!
- WITHIN CLOSE PROXIMITY OF DARTFORD STATION & TOWN CENTRE
- SIMILAR PROPERTIES REQUIRED
- THREE BEDROOM SEMI-DETACHED HOUSE
- DARTFORD GRAMMAR SCHOOL CATCHMENT AREA
- SOUGHT-AFTER RESIDENTIAL ROAD
- OFF-STREET PARKING
- COUNCIL TAX BAND 'D', EPC RATING 'D'





Ground Floor



First Floor

Stanham Rd Dartford DA1 3AN

This plan serves solely as a layout guide, and no liability is assumed for errors, omissions, or inaccuracies. It was developed in accordance with the RICS Code of Measuring Practice. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are estimated and measured internally. For accurate measurements, please consult a certified architect or surveyor prior to making any decisions based on this plan.

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		83
(69-80) C		
(55-68) D	55	
(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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