

# LIVERMORES

THE ESTATE AGENTS

2 Bedrooms

House - Terraced

Price Guide

£390,000

Located in

Dartford



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



# 10 Hawley Vale

Dartford Kent DA2 7RL



GUIDE PRICE £390,000 TO £410,000 This well-maintained 2/3 BEDROOM MID-TERRACE HOUSE offers a delightful blend of comfort and style. Situated over 3 three floors this larger than average (925 square feet), boasts two spacious reception rooms, perfect for entertaining or relaxing with family.

The property features two inviting bedrooms on the first floor with a further bedroom in the loft, providing ample space for rest and relaxation. The heart of the home is undoubtedly the kitchen/diner, which is designed to be both functional and welcoming, making it an ideal space for family meals or gatherings with friends. There is also a GROUND FLOOR CLOAKROOM for extra convenience

One of the standout features of this property is the stunning views that can be enjoyed from various vantage points. The front of the house offers hardstanding to the front for parking, a rare find in this area, ensuring that you and your guests will never be short of space there is also parking to the rear & a LARGE SINGLE GARAGE! The fantastic garden is a true gem, providing a private outdoor sanctuary where you can unwind, entertain, with a play area for the children. Whether you are looking to enjoy a morning coffee in the sun or host summer barbecues, this garden is sure to impress. DECEPTIVELY SPACIOUS AN INTERNAL VIEWING HIGHLY RECOMMENDED

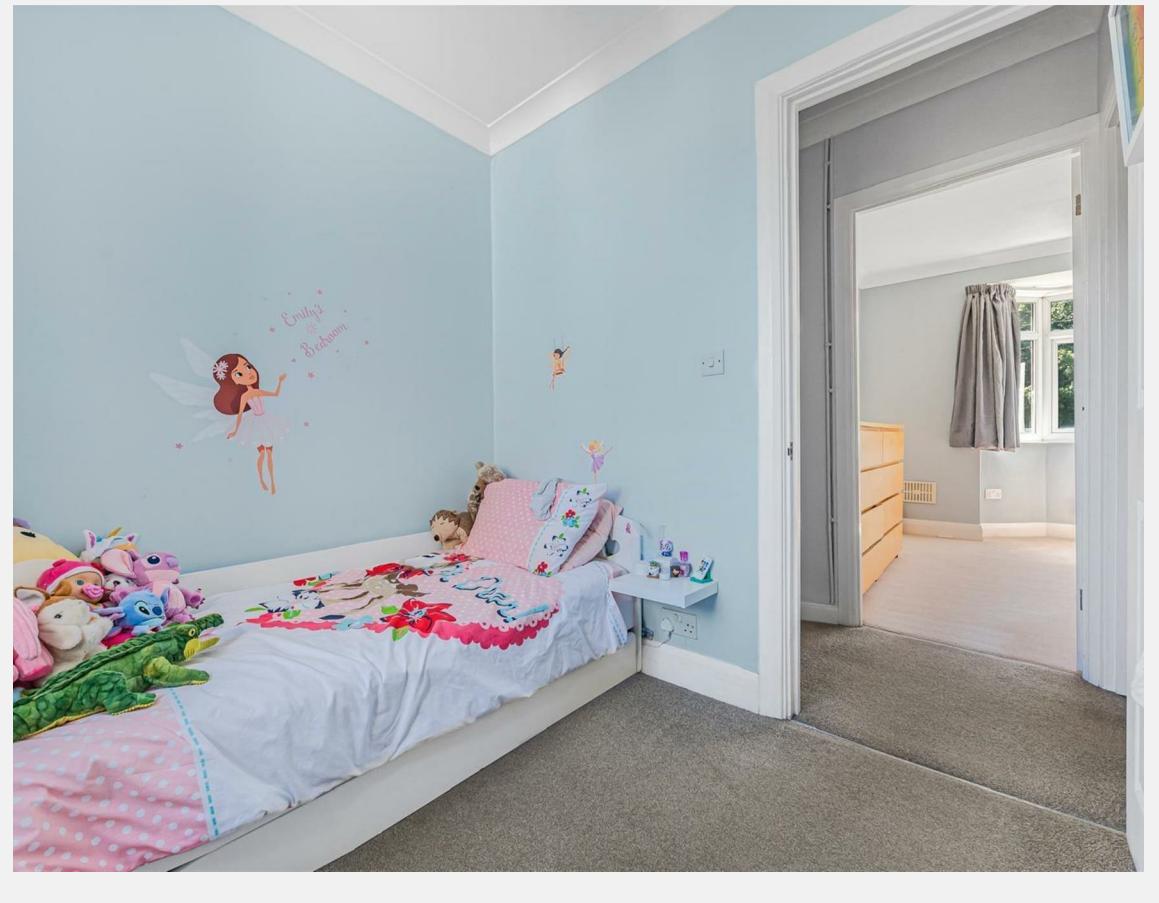


# 10 Hawley Vale

£390,000 Freehold



- GUIDE PRICE £390,000 TO £410,000
- STUNNING VIEWS
- LARGE SINGLE GARAGE TO REAR
- GROUND FLOOR CLOAKROOM
- FANTASTIC GARDEN
- WELL PRESENTED TERRACED HOUSE
- 2/3 BEDROOMS
- OPEN PLAN KITCHEN/DINER
- DECEPTIVELY SPACIOUS
- EPC RATING D COUNCIL TAX BAND C





Ground Floor

First Floor

Second Floor

#### Hawley Vale

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.  
[www.airvideography.com](http://www.airvideography.com)

## Council Tax Band C

## 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		87
(81-91) B		66
(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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