

# LIVERMORES

THE ESTATE AGENTS

4 Bedrooms

House - Detached

Guide Price

£700,000

Located in

Dartford



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



# 53 Hardy Avenue

Dartford Kent DA1 2FE



GUIDE PRICE £700,000 TO £725,000 \* WEST DARTFORD \* DARTFORD  
GRAMMAR SCHOOLS CATCHMENT \* NO CHAIN \* BEAUTIFULLY  
PRESENTED \* 4 BEDROOM DETACHED FAMILY HOME \* SPACIOUS  
LOUNGE \* LARGE KITCHEN/DINER \* UTILITY ROOM \* GROUND FLOOR  
W/C \* ENSUITE TO MASTER BEDROOM \* FIRST FLOOR FAMILY  
BATHROOM WITH BATH AND SEPERATE SHOWER CUBICLE \*  
FANTASTIC VIEWS TO REAR \* VIEWING HIGHLY RECOMMENDED





# 53 Hardy Avenue

£700,000 Freehold



- WEST DARTFORD
- CLOSE TO GRAMMAR SCHOOLS
- STUNNING VIEWS TO REAR
- LARGE KITCHEN/DINER
- SIMILAR PROPERTIES REQUIRED
- NO CHAIN
- 4 BEDROOM DETACHED
- SPACIOUS LOUNGE
- ENSUITE TO MASTER BEDROOM
- EPC RATING 'F' COUNCIL TAX BAND 'F'







## Council Tax Band F

### Local Authority Dartford Borough Council

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>		
(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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