

# LIVERMORES

THE ESTATE AGENTS

3 Bedrooms

House - Terraced

Price Guide

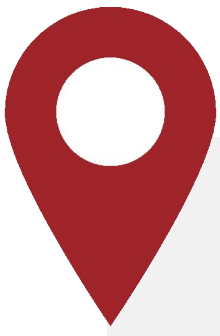
£375,000

Located in

Dartford



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



# 30 Park Road

Dartford Kent DA1 1SY



GUIDE PRICE £375,000 TO £400,000 Welcome to this charming terraced house located in the ever popular East Dartford area. This delightful property boasts a spacious kitchen/diner, perfect for hosting family and friends. With three bedrooms, this home offers ample space for a growing family or those in need of a home office. Situated in a prime location, this property is ideal for those who value convenience. The excellent proximity to the station makes commuting a breeze, while the nearby schools make it a great choice for families with children. The property features a good-sized family garden, providing a lovely outdoor space to relax and unwind. With hardstanding available, you'll never have to worry about finding a spot after a long day.

This house is a fantastic opportunity for those looking to settle in a vibrant community with easy access to amenities. Don't miss out on the chance to make this house your home - contact us today to arrange a viewing! VIEWING HIGHLY RECOMMENDED



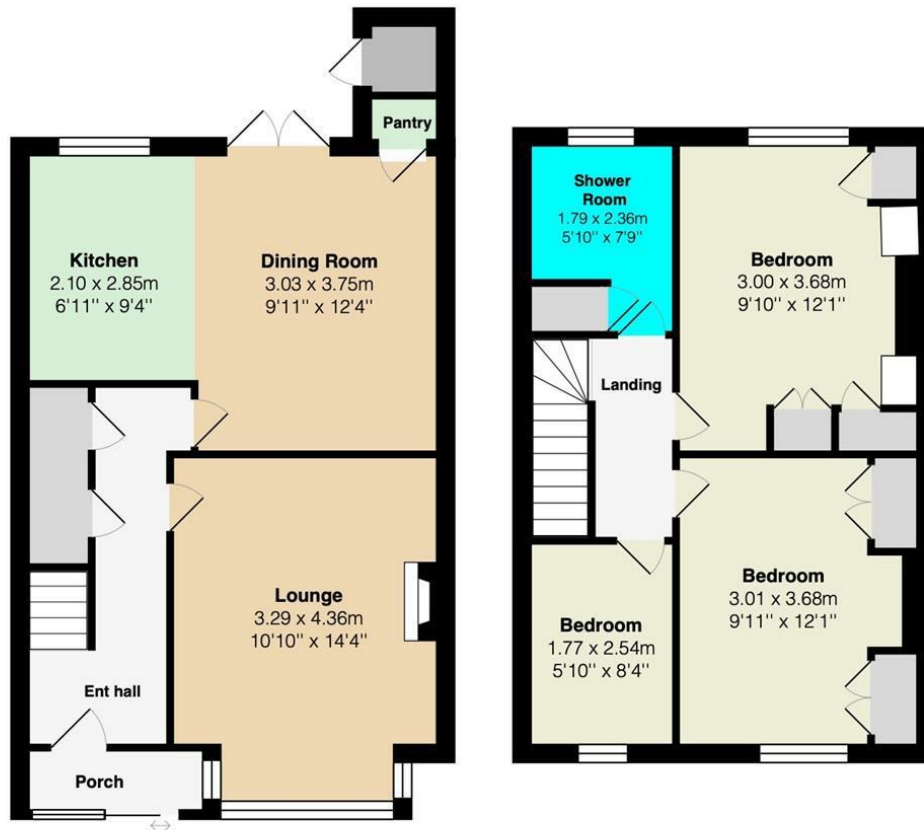
# 30 Park Road

£375,000 Freehold



- GUIDE PRICE £375,000 TO £400,000
- NO CHAIN
- 3 BEDROOM MID TERRACE
- 1 MILE OF DARTFORD STATION
- SPACIOUS RECEPTION ROOM
- OPEN PLAN KITCHEN/DINER
- 1ST FLOOR SHOWER ROOM
- GOOD SIZE GARDEN
- SIMILAR PROPERTIES REQUIRED
- EPC RATING COUNCIL TAX BAND C





## 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) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</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		
England & Wales	EU Directive 2002/91/EC	

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