

**LIVERMORES**  
THE ESTATE AGENTS

2 Bedrooms

House - Terraced

Price Guide

£350,000

Located in

Dartford



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



# 7 Walnut Tree Avenue

## Dartford DA1 1LJ



Guide Price £350,000 to £375,000. An extremely well presented modern two bedroom house that is ready to move into straightaway. The current owner has taken a great deal of care in producing this lovely home and we can HIGHLY RECOMMEND YOUR IMMEDIATE INTERNAL VIEWING. The accommodation comprises entrance porch, lounge, spacious kitchen/diner with integrated appliances, family bathroom and two bedrooms. Further features which also enhance the appeal of this property are having a garage to the rear and additional off road parking to the front and is within walking distance of Dartford town centre. There is a well tended garden to the rear, double glazing and gas central heating and just to finish off this lovely home, fitted shutter blinds. HIGHLY RECOMMENDED.

# 7 Walnut Tree Avenue

£350,000 Freehold



- Guide Price £350,000 to £375,000
- Very well presented
- Garage and off road parking
- Fitted shutter blinds
- SIMILAR PROPERTIES REQUIRED
- Modern house
- Spacious kitchen/diner
- Double glazing
- VIEWING HIGHLY RECOMMENDED
- EPC 'C' 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) A		86
(81-91) B		
(69-80) C	69	
(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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