

# LIVERMORES

THE ESTATE AGENTS

3 Bedrooms

House - Detached

Offers In The Region Of

£550,000

Located in

Greenhithe



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



# 16 Chichester Road

Greenhithe Kent DA9 9JT



£550,000 TO £600,000 GUIDE PRICE Welcome to Chichester Road, Greenhithe - a charming location that could be the setting for your new home! The first thing to note is the flexibility of this property that can easily be converted into 4 bedrooms. This spacious detached house boasts 2 large reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With 3 double bedrooms, there's plenty of space for the whole family to spread out and make themselves at home.

The property features 2 bathrooms, including an ensuite to the master bedroom for added convenience and privacy, and a well appointed family bathroom as well as a ground floor cloakroom.

With a generous 1463 square feet of living space, this house offers ample room for all your needs. The walled garden provides a private outdoor space with 2 seating areas where you can enjoy the fresh air and perhaps indulge in some gardening or outdoor dining with 2 outbuildings as well.

Ideally located for access to the M25 and A2 and is a short journey to Bluewater with it's vast array of restaurants, bars, and excellent shopping facilities. VIEWING RECOMMENDED





# 16 Chichester Road

£550,000 Freehold



- GUIDE PRICE £550,000 TO £600,000
- DETACHED FAMILY HOME
- ENSUITE TO MASTER BEDROOM
- LOVELY FITTED KITCHEN
- SIMILAR PROPERTIES REQUIRED

- 1463 SQUARE FOOT/136 METRES SQUARE
- 3 GOOD DOUBLE BEDROOMS
- 2 LARGE RECEPTION ROOMS
- IMMACULATE CONDITION
- EPC RATING 'D' COUNCIL TAX BAND 'D'







## 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) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	
(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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