

LIVERMORES

THE ESTATE AGENTS

3 Bedrooms

House - Semi-Detached

Price Guide

£450,000

Located in

Dartford



www.livermores.co.uk



216 Watling Street

Dartford Kent DA2 6EW

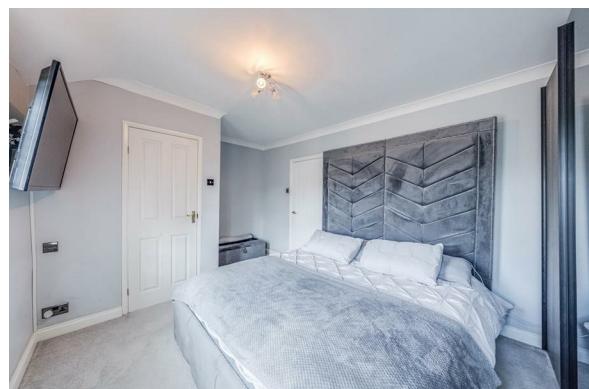


PRICE GUIDE £450,000 to £475,000 This beautifully presented three-bedroom semi-detached house offers a perfect blend of modern living and comfort. Recently refurbished, the property boasts a stunning open-plan living area that creates a welcoming atmosphere. The ground floor also features a well-appointed bathroom, enhancing convenience for family and guests alike. The ensuite room, while currently requiring some finishing touches, presents an excellent opportunity for personalisation. Outside, the property is complemented by a large driveway, providing ample parking for multiple vehicles, a rare find in this area and garage. Additionally, a spacious garage offers valuable storage space, at the rear. The property is offered to the market with NO ONWARD CHAIN, this delightful home is ready for you to move in a family. INTERNAL VIEWING HIGHLY RECOMMENDED.

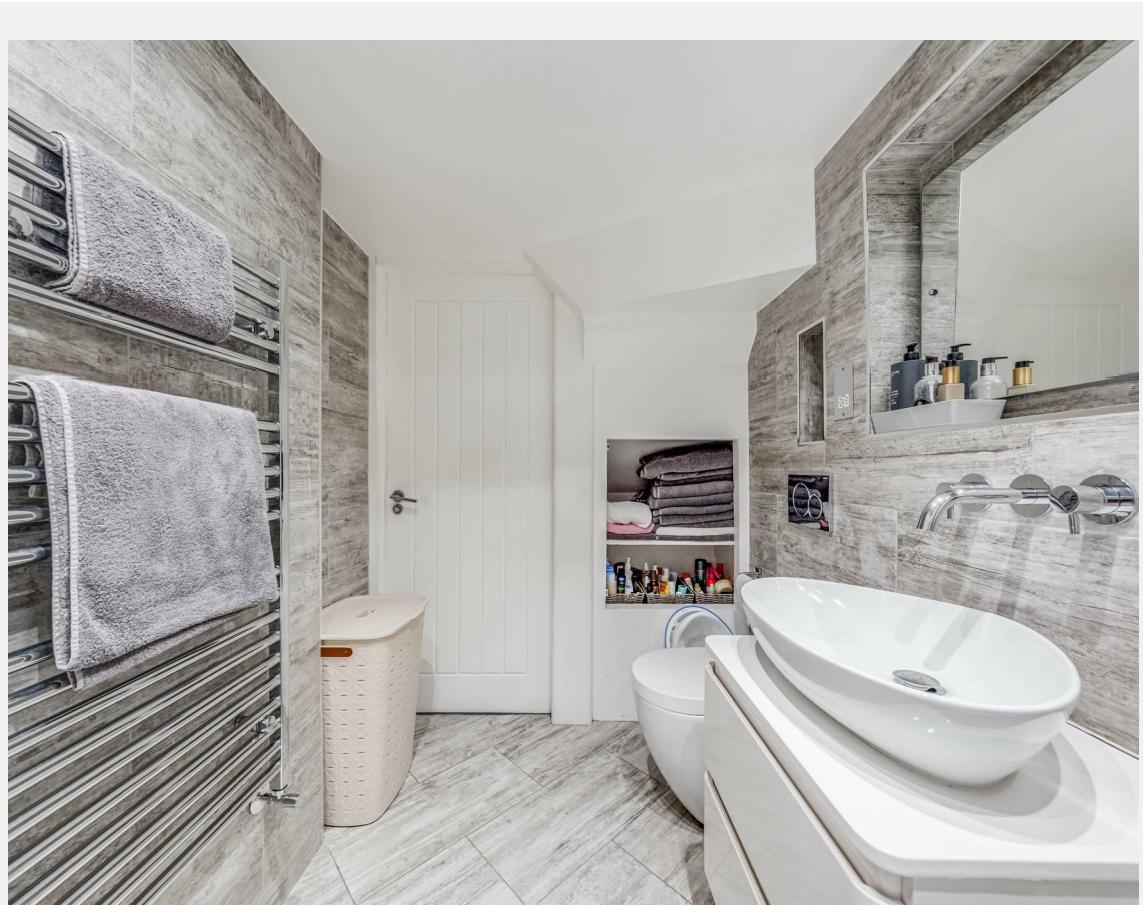


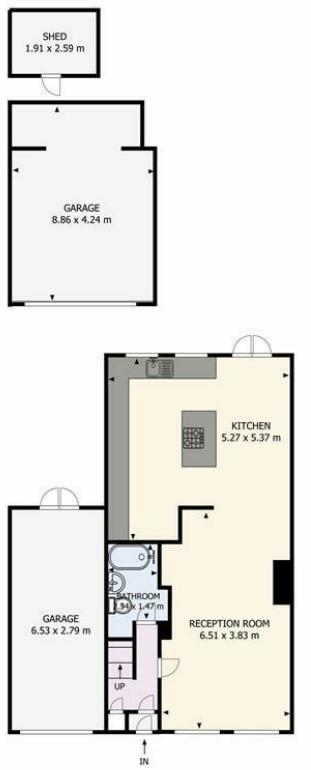
216 Watling Street

£450,000 Freehold



- GUIDE PRICE £450,000 TO £475,000
- BEAUTIFULLY PRESENTED
- STUNNING OPEN PLAN LIVING AREA
- AMPLE PARKING & GARAGE
- SIMILAR PROPERTIES REQUIRED
- NO ONWARD CHAIN
- 3 BEDROOM SEMI-DETACHED
- GROUND FLOOR BATHROOM
- GOOD FOR FAST TRACK BUS
- EPC RATING E COUNCIL TAX BAND D





Ground Floor

First Floor

Watling Street, DA2 6EW

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 approximate and measured internally. All measurements have been taken at the widest points unless otherwise stated. The first measurement provided refers to the vertical wall. For accurate measurement please consult a certified architect or surveyor prior to making any decisions based on this plan.

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) A		81
(81-91) B		
(69-80) C		
(55-68) D	54	
(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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