

# LIVERMORES

THE ESTATE AGENTS

3 Bedrooms

House - Semi-Detached

Price Guide

£550,000

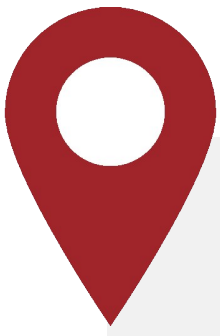
Located in

Dartford



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# 43 Heathclose Road

Dartford DA1 2PU



WEST DARTFORD Guide Price £550,000 to £575,000... This beautiful Victorian semi detached property is in a fantastic location on the heath and is situated approximately 1 mile from the very sought after DARTFORD GRAMMAR SCHOOLS and within a mile of the WILMINGTON GRAMMAR SCHOOLS. The property is on a lovely corner plot and has managed to retain some of it's original features and would make a wonderful family home. There is excellent potential to extend (subject to planning permissions) and comprises 2 good size reception rooms, kitchen, and shower room, there is also access to a small cellar via the entrance hall. To the first floor there are 3 DOUBLE BEDROOMS and another shower room. The plot is a good size with gated parking to the rear. AN INTERNAL VIEWING IS STRONGLY ADVISED.





# 43 Heathclose Road

£550,000 Freehold



- GUIDE PRICE £550,000 TO £575,000
- GRAMMAR SCHOOL CATCHMENT
- FANTASTIC CORNER PLOT
- 2 BATHROOMS
- SIMILAR PROPERTIES REQUIRED
- WEST DARTFORD
- 3 DOUBLE BEDROOMS
- 2 RECEPTION ROOMS
- PARKING TO THE REAR
- EPC RATING 'D' COUNCIL TAX BAND 'D'







**Council Tax Band D**

**Local Authority**

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>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>61</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		<b>61</b>
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

1 Hythe Street  
Dartford  
Kent  
DA1 1BE



dartford@livermores.co.uk

01322 228090

www.livermores.co.uk