

# LIVERMORES

THE ESTATE AGENTS

3 Bedrooms

House - Semi-Detached

Price Guide

£525,000

Located in

Dartford



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



# 203 Chastilian Road

## Dartford Kent DA1 3LW



GUIDE PRICE £525,000 TO £550,000, this beautifully presented semi-detached house offers an ideal family home with an abundance of space and modern comforts. Boasting three well-proportioned bedrooms, this property also features a versatile loft room, perfect for use as a study or additional living space. The heart of the home is undoubtedly the stunning kitchen/diner, which provides a delightful area for family meals and entertaining guests. The large through lounge helps create a welcoming atmosphere for relaxation and social gatherings. The property is thoughtfully designed with both a first-floor bathroom and a convenient ground-floor shower room. There is also a large conservatory overlooking the garden. Situated just over a mile from the DARTFORD GRAMMAR SCHOOLS, this residence is perfect for families seeking quality education for their children. Additionally, CRAYFORD STATION IS JUST HALF A MILE AWAY, offering excellent transport links for commuters.

The property is set within a generous plot, featuring a remarkable 100ft rear garden, ideal for outdoor activities, gardening, or simply enjoying the fresh air. WITH NO ONWARD CHAIN, this home is ready for you to move in and make it your own.  
VIEWING HIGHLY RECOMMENDED



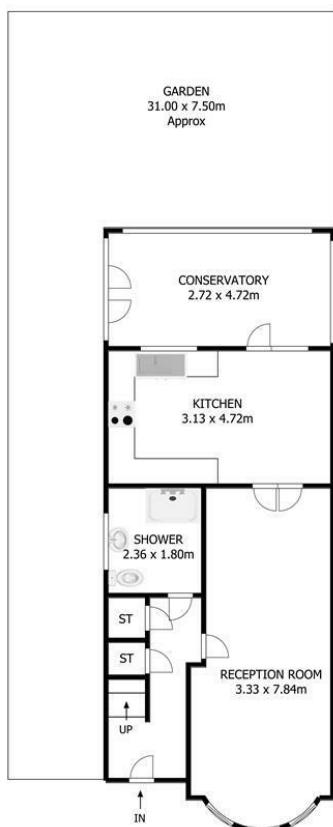
# 203 Chastilian Road

£525,000 Freehold

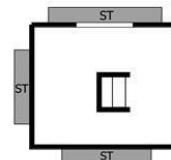


- GUIDE PRICE £525,000 TO £550,000
- NO CHAIN
- STUNNING KITCHEN/DINER
- CONSERVATORY
- 0.5 MILES TO CRAYFORD STATION
- GRAMMAR SCHOOL CATCHMENT
- 3 BEDROOM SEMI DETACHED
- THROUGH LOUNGE
- 2 BATHROOMS
- EPC RATING D COUNCIL TAX BAND E

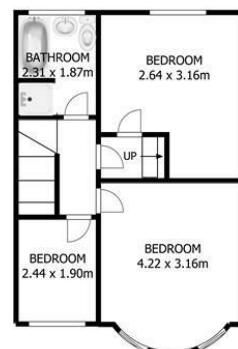




Ground Floor



Room in the Roof



First Floor

Chastilian Road Crayford DARTFORD DA1 3LW

## Council Tax Band

## 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) A		83
(81-91) B		
(69-80) C		
(55-68) D	57	
(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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