

**LIVERMORES**  
THE ESTATE AGENTS

2 Bedrooms

House - End Terrace

Offers In The Region Of

£300,000

Located in

Dartford



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



# 66 Hill House Road

Dartford Kent DA2 6HQ



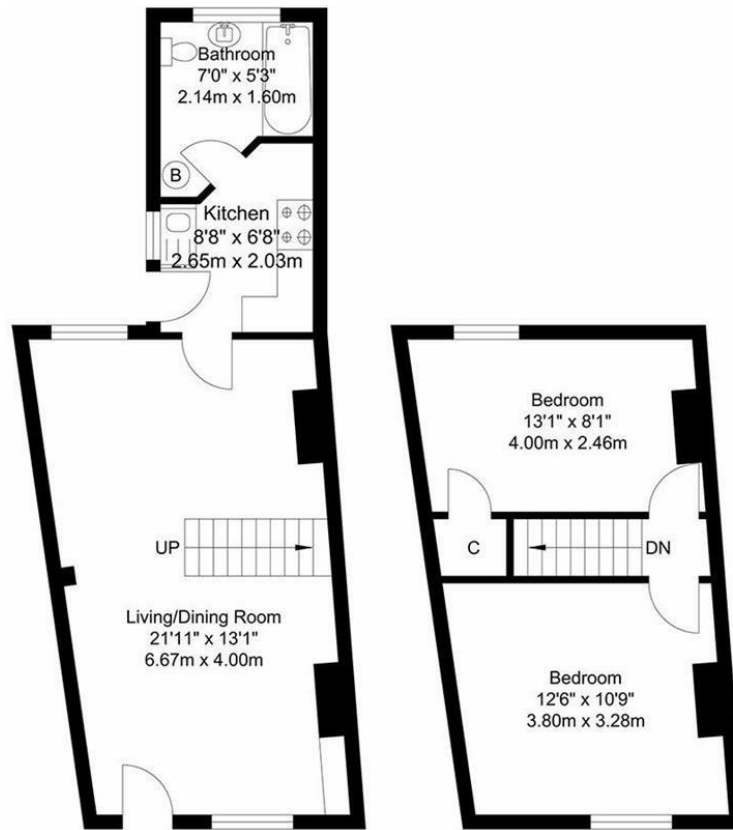
GUIDE PRICE £300,000 TO £325,000 This delightful end terrace house presents an excellent opportunity for both first-time buyers and investors alike. The property comprises an spacious open plan reception room, with a lovely kitchen and well appointed bathroom to the ground floor. To the first floor there are 2 DOUBLE BEDROOMS. Ideally located for good primary and secondary schools, making it an ideal choice for families with children. Additionally, the short journey to Bluewater offers a fantastic array of shopping and dining options, enhancing the appeal of this location. One of the main features which many house don't have is OFF STREET PARKING to the rear. INTERNAL VIEWING HIGHLY RECOMMENDED

# 66 Hill House Road

£300,000 Freehold



- GUIDE PRICE £300,000 TO £325,000
- 2 BEDROOM END TERRACE
- THROUGH RECEPTION
- WELL PRESENTED KITCHEN
- WELL APPOINTED BATHROOM
- POPULAR LOCATION
- IDEAL FOR GOOD SCHOOLS
- SHORT JOURNEY TO BLUEWATER
- SIMILAR PROPERTIES REQUIRED
- EPC RATING D COUNCIL TAX BAND B



Ground Floor  
 Approximate Floor Area  
 373.93 SQ.FT.  
 (34.74 SQ.M.)

First Floor  
 Approximate Floor Area  
 271.35 SQ.FT.  
 (25.21 SQ.M.)

TOTAL APPROX FLOOR AREA 645.29 SQ. FT / 59.95 SQ. M  
 For Identification Purposes Only.



## Council Tax Band B

## 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>		
(81-91) <b>B</b>		89
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(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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