

# LIVERMORES

THE ESTATE AGENTS

3 Bedrooms

House - Semi-Detached

Price Guide

£425,000

Located in

Dartford



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



# 128 Swaisland Road

Dartford DA1 3BY



PRICE GUIDE BETWEEN £425,000 and £450,000. Nestled in the sought-after Swaisland Road in Dartford, this charming semi-detached house offers a fantastic opportunity for a new homeowner. Boasting two reception rooms, three bedrooms, and a well-appointed bathroom, this property is perfect for a growing family.

One of the standout features of this home is the huge corner plot it sits on, providing ample space and the exciting potential to extend, should you desire, of course, subject to planning permission. Imagine the possibilities of creating your dream living space right here in Dartford!

Situated in the Dartford Grammar School catchment area, this property is ideal for families looking to secure a spot in a prestigious educational institution. The garden, approximately 45ft long, offers a lovely outdoor retreat where you can relax and entertain guests.

With the convenience of a driveway space, parking will never be an issue. Additionally, being located in West Dartford means you are within walking distance of the town centre and mainline stations, making commuting a breeze.

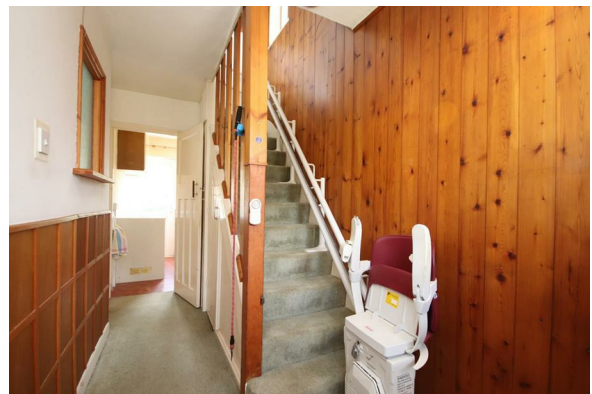
Don't miss out on this wonderful opportunity to own a home with great potential in a prime location. Book a viewing today and envision the life you could create in this lovely Dartford property.





# 128 Swaisland Road

£425,000 Freehold



- GUIDE PRICE BETWEEN £425,000 AND £450,000
- DARTFORD GRAMMAR SCHOOL CATCHMENT AREA
- POPULAR RESIDENTIAL ROAD
- THREE BEDROOM SEMI-DETACHED HOUSE IN THE POPULAR AREA OF WEST DARTFORD
- SIMILAR PROPERTIES REQUIRED
- HUGE CORNER PLOT WITH LARGE AMOUNTS OF POTENTIAL
- CHAIN FREE!
- APPROXIMATELY 45 FOOT REAR GARDEN
- WALKING DISTANCE TO TOWN CENTRE AND STATION
- COUNCIL TAX BAND 'D' EPC RATING 'E'







**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>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>39</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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