

# LIVERMORES

THE ESTATE AGENTS

4 Bedrooms

House - Semi-Detached

Offers Over

£515,000

Located in

Dartford



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# 52 West Hill Drive

Dartford DA1 3DU



Welcome to this delightful extended semi-detached house located in the highly sought-after cul-de-sac of West Hill Drive, Dartford. This charming property offers a generous living space of 1496 square feet, making it an ideal family home.

As you step inside, you will be greeted by a beautifully designed interior that combines modern finishes with a warm and inviting atmosphere. The house features four spacious bedrooms, each providing ample room for relaxation and personal space. The reception room is versatile, perfect for both everyday living and entertaining guests during special occasions.

The heart of the home is undoubtedly the extended kitchen/diner, which is perfect for family meals and gatherings. This area is complemented by a utility room, adding to the practicality of the home. Natural light floods the space, enhancing the overall sense of openness and comfort.

Outside, the rear garden is a true gem, featuring a cabin that can serve as a home office, playroom, or simply a tranquil retreat. This outdoor space is perfect for enjoying the fresh air and hosting summer barbecues.

Conveniently situated, this property is close to local amenities, esteemed grammar schools, and excellent transport links, making it an ideal choice for families and commuters alike. This home offers a perfect blend of comfort, style, and convenience, making it a must-see for anyone looking to settle in Dartford. Don't miss the opportunity to make this charming house your new home.





# 52 West Hill Drive

£515,000 Freehold



- OFFERS IN THE EXCESS OF £515,000
- DARTFORD GRAMMAR SCHOOL CATCHMENT AREA
- DRIVEWAY, GARDEN & OUTBUILDING
- GOOD LOCATION FOR TRANSPORT LINKS
- SIMILAR PROPERTIES REQUIRED
- FOUR BEDROOM EXTENDED FAMILY HOME
- GREAT LOCATION FOR LOCAL PRIMARY, SECONDARY & GRAMMAR SCHOOLS
- WELL-PRESENTED THROUGHOUT
- CUL-DE-SAC LOCATION
- COUNCIL TAX BAND 'D', EPC RATING 'D'

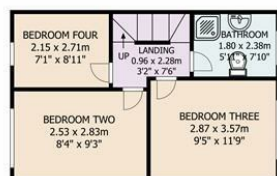




Approximate Gross Internal Area = 133.79 sq m / 1440.09 sq ft

Balconies and Terraces (54.85 sq m / 590.4 sq ft approx.)

Reduced Headroom (1.86 sq m / 20.05 sq ft approx.)



First Floor



Second Floor



Ground Floor

West Hill Drive Dartford DA1 3DU England

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) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(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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