

# LIVERMORES

THE ESTATE AGENTS

3 Bedrooms

House - Terraced

Price Guide

£350,000

Located in

Dartford



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# 8 Winifred Road

Dartford DA1 3BL



GUIDE PRICE £350,000 - £375,000... Nestled in the sought-after area of West Dartford, this charming three-bedroom terraced house on Winifred Road presents an exciting opportunity for those looking to create their dream home. While the property requires significant renovation, it boasts a wealth of potential for the discerning buyer willing to invest time and effort.

The house features two spacious reception rooms, perfect for family gatherings or entertaining guests. The three well-proportioned bedrooms offer ample space for relaxation and rest, while the bathroom provides the essential facilities for modern living.

One of the standout features of this property is its sizeable garden, which offers a blank canvas for gardening enthusiasts or families seeking outdoor space for children to play. The garden presents an ideal setting for summer barbecues or simply enjoying the fresh air.

Situated within the catchment area for Dartford Grammar School, this home is perfect for families prioritising education. Additionally, the property is conveniently located within walking distance to the town centre and Dartford station, making it an excellent choice for commuters and those who enjoy the vibrancy of local amenities.

This terraced house on Winifred Road is not just a property; it is a chance to transform a house into a home, tailored to your personal style and needs. With its prime location and potential for improvement, this is an opportunity not to be missed.





# 8 Winifred Road

£350,000 Freehold



- GUIDE PRICE £350,000 - £375,000
- HUGE POTENTIAL
- WEST DARTFORD
- WALKING DISTANCE TO TOWN CENTRE AND STATION
- SIMILAR PROPERTIES REQUIRED
- THREE BEDROOM TERRACED FAMILY HOME
- DARTFORD GRAMMAR SCHOOL CATCHMENT AREA
- POPULAR RESIDENTIAL ROAD
- SIZEABLE GARDEN
- EPC RATING 'F', COUNCIL TAX BAND 'C'







GROSS INTERNAL AREA  
839.58 sq ft. (78 sq m.) approx.

Winifred Road DA1 3BL

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 estimated and measured internally. For accurate measurements, please consult a certified architect or surveyor prior to making any decisions based on this plan.

[www.airvideography.com](http://www.airvideography.com)

## Council Tax Band C

## 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>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>30</b>
(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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