

**LIVERMORES**  
THE ESTATE AGENTS

2 Bedrooms

House - Detached

Price Guide

£285,000

Located in

Dartford



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



# 44 Malt Kiln Place

Dartford Kent DA2 6FW



Guide Price £285,000 - £295,000. Livermores are proud to present this very rare DETACHED Coach House, situated on a modern development, to the market. The accommodation is located on the first floor and comprises OPEN PLAN lounge/living area, master bedroom with en-suite shower room, a second bedroom and family bathroom.

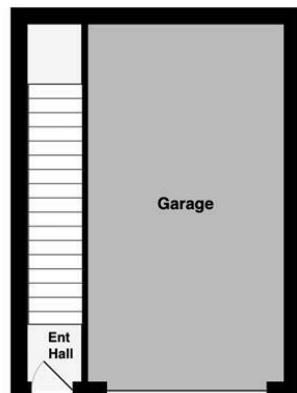
Features to note include integral garage, double glazing, gas central heating and the tenure is FREEHOLD. The property is located close to schools and has easy vehicular access to the M25/A2 road intersections and Dartford town centre. We consider that the property would make either an ideal first time purchase or as an investment. **VIEWING HIGHLY RECOMMENDED.**

# 44 Malt Kiln Place

£285,000 Freehold



- Guide Price £285,000 to £295,000
- Integral Garage
- VIEWING HIGHLY RECOMMENDED
- Walking distance to Stone Lodge school
- SIMILAR PROPERTIES REQUIRED
- Detached Coach House
- Gas central heating
- Easy vehicular access to M25
- Ideal first time purchase
- EPC 'C' Council Tax Band 'D'



## 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) A		94
(81-91) B		80
(69-80) C		
(55-68) D		
(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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