

LIVERMORES

THE ESTATE AGENTS

3 Bedrooms

House - Semi-Detached

Price Guide

£450,000

Located in

Dartford



www.livermores.co.uk



3 Helen Close

Dartford Kent DA1 3JA



Guide Price £450,000 to £475,000 WEST DARTFORD Unexpectedly back on the market. Offered to market with NO CHAIN and located within 3/4 of a mile of the very sought after DARTFORD GRAMMAR SCHOOLS is this modern semi-detached family home. Situated in a cul de sac with only 4 homes the property comprises 25ft through lounge and kitchen to the ground floor with 3 bedrooms a bathroom and separate w/c to the first floor. The property also benefits from gas central heating and double glazing. Externally there is a 45ft rear garden, off road parking and a 25ft tandem garage. The property is close to Dartford Heath and has excellent access onto the A2 and M25. VIEWING HIGHLY RECOMMENDED.



3 Helen Close

£450,000 Freehold



- GUIDE PRICE £450,000 TO £475,000
- NO CHAIN
- 3 BEDROOMS
- 25FT TANDEM GARAGE
- SIMILAR PROPERTIES REQUIRED
- WEST DARTFORD
- GRAMMAR SCHOOLS CATCHMENT
- THROUGH LOUNGE
- POTENTIAL TO EXTEND STPP
- EPC RATING 'C' COUNCIL TAX BAND 'D'



Council Tax Band D

Local Authority Dartford Borough Council

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		87
(81-91) B		
(69-80) C	68	
(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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