

LIVERMORES

THE ESTATE AGENTS

3 Bedrooms

House - Semi-Detached

Price Guide

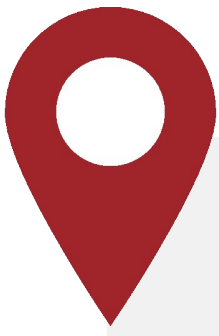
£450,000

Located in

Dartford



www.livermores.co.uk



132 Wilmot Road

Dartford DA1 3BE



GUIDE PRICE £450,000 - £475,000... Livermores are proud to present to the market this well-presented three bedroom semi-detached family home. Located within the heart of the highly popular area of WEST DARTFORD, this property falls within the DARTFORD GRAMMAR SCHOOL CATCHMENT AREA and is within walking distance to Crayford station and town centre.

The property allocates driveway space for two cars and has a beautiful and scenic view out onto Wilmot Park from the second bedroom on the first floor. Furthermore, the property compromises entrance hall, lounge, dining room, kitchen, family bathroom, two double bedrooms and one single bedroom. In addition, the home has a sizeable rear garden for all the family to enjoy.

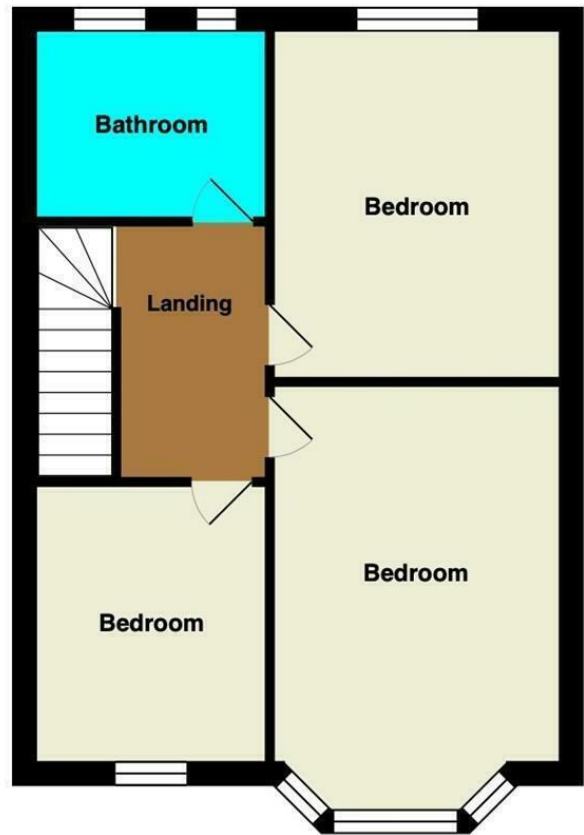
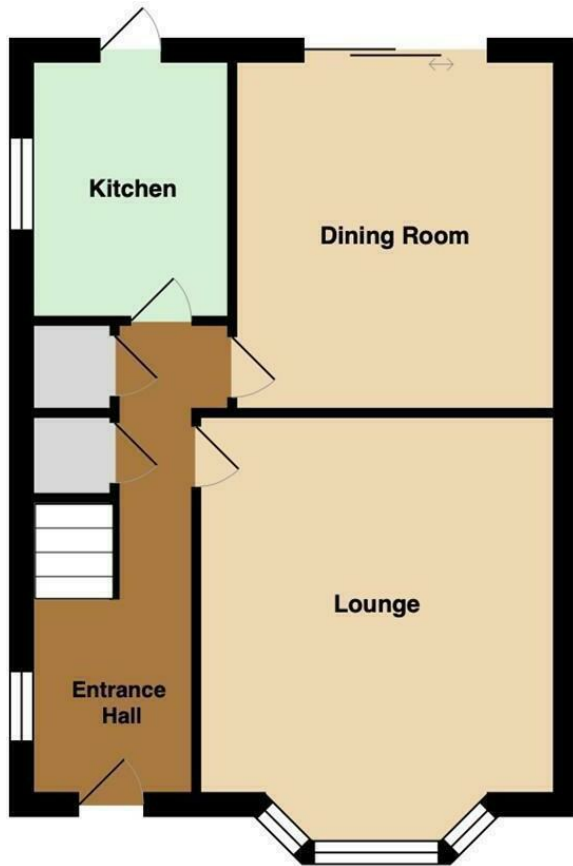
VIEWING HIGHLY RECOMMENDED.

132 Wilmot Road

£450,000 Freehold



- GUIDE PRICE £450,000 - £475,000
- CHAIN FREE
- DARTFORD GRAMMAR SCHOOL CATCHMENT
- BEAUTIFUL VIEW ONTO WILMOT PARK
- SIMILAR PROPERTIES REQUIRED
- THREE BEDROOM SEMI-DETACHED
- DRIVEWAY FOR TWO CARS
- POPULAR RESIDENTIAL ROAD
- SIZEABLE REAR GARDEN
- COUNCIL TAX BAND 'D', EPC RATING '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		
(81-91) B		89
(69-80) C		
(55-68) D	68	
(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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