

# LIVERMORES

THE ESTATE AGENTS

3 Bedrooms

House - Semi-Detached

Offers In The Region Of

£345,000

Located in

Hextable



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



# 16 Durant Road

Hextable Kent BR8 7SR



Nestled on the sought-after Durant Road in Hextable, this charming three-bedroom semi-detached house is a true gem. Boasting a convenient off-street parking space, this property is perfect for those looking for a hassle-free parking solution.

Situated in the prestigious Wilmington Grammar School catchment area, this home offers a fantastic opportunity for families looking to secure a spot in a top-rated school. Additionally, its close proximity to Hextable Primary School makes it an ideal choice for families with young children.

Located on a popular residential road, this property exudes a warm and welcoming atmosphere, perfect for creating lasting memories with loved ones. The highly-regarded area of Hextable provides a peaceful and safe environment for residents to enjoy.

Don't miss out on the chance to make this house your home. With its prime location, ample living space, and proximity to top schools, this property is truly a rare find in the heart of Hextable.







# 16 Durant Road

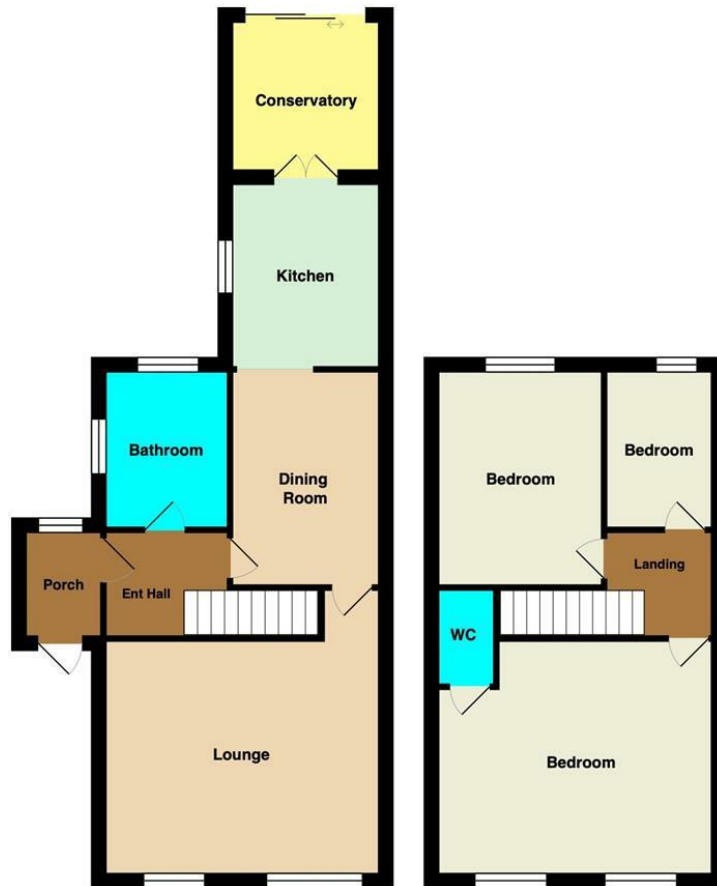
£345,000 Freehold



- OFFERS IN THE REGION OF £345,000
- CHAIN FREE
- WILMINGTON GRAMMAR SCHOOL CATCHMENT AREA
- LARGE AMOUNTS OF POTENTIAL
- SIMILAR PROPERTIES REQUIRED
- THREE BEDROOM SEMI-DETACHED HOUSE
- OFF STREET PARKING
- POPULAR RESIDENTIAL ROAD
- CLOSE PROXIMITY TO HEXTABLE PRIMARY SCHOOL
- EPC RATING 'D', COUNCIL TAX BAND 'D'







## Council Tax Band D

## Local Authority SEVENOAKS

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>	59	
(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	

1 Hythe Street  
Dartford  
Kent  
DA1 1BE

**LIVERMORES**  
THE ESTATE AGENTS

dartford@livermores.co.uk

01322 228090

www.livermores.co.uk