

# LIVERMORES

THE ESTATE AGENTS

3 Bedrooms

House - Detached

Price Guide

£390,000

Located in

Dartford



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



# 30 Anne Of Cleves Road

Dartford DA1 2BG



GUIDE PRICE £390,000 to £420,000. If you are looking for something a little different this lovely DETACHED HOUSE is located in a no through road right in the heart of Dartford town centre, within half a mile of Dartford mainline station and is situated approximately 3/4 of a mile of the very sought after DARTFORD GRAMMAR SCHOOLS. The property has flexible accommodation and comprises wonderful open plan living area with a lovely kitchen which provides ample work surface and breakfast bar, there is a further spacious room which is currently a bedroom but could be a separate reception room and a w/c to the ground floor. To the first floor both DOUBLE BEDROOMS have fitted wardrobes the master bedroom is a mezzanine floor overlooking the living area downstairs, there is also well presented shower room. Another huge benefit is that the property has off road parking and a garage which is a valuable addition so close to the town centre. This truly individual property needs to be viewed to fully appreciate it's uniqueness. VIEWING HIGHLY RECOMMENDED





# 30 Anne Of Cleves Road

£390,000 Freehold



- GUIDE PRICE £400,000 TO £425,000
- 2/3 BEDROOM DETACHED HOUSE
- OFF ROAD PARKING AND GARAGE
- LOVELY KITCHEN
- SIMILAR PROPERTIES REQUIRED
- DARTFORD GRAMMAR SCHOOL CATCHMENT
- WALKING DISTANCE TO STATION
- OPEN PLAN LIVING AREA
- CENTRAL DARTFORD LOCATION
- EPC RATING 'E' 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</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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