

LIVERMORES

THE ESTATE AGENTS

3 Bedrooms

House - Semi-Detached

Price Guide

£500,000

Located in

Dartford



www.livermores.co.uk



61 West Hill Drive

Dartford Kent DA1 3EA



WEST DARTFORD...GUIDE PRICE £500,000 TO £525,000 This beautifully presented extended semi-detached family home is located in a quiet cul-de-sac and is LOCATED WITHIN YARDS OF THE SOUGHT AFTER DARTFORD GRAMMAR SCHOOLS not forgetting to mention the excellent primary schools close by including West Hill Academy. With three/four good size bedrooms, this property is perfect for families seeking comfort and convenience. The extended kitchen/diner is a standout feature, providing a fantastic space and the kitchen area is stunning, as is the 1st floor shower room both with underfloor heating. The ground floor also has as separate reception to the front with a study/bedroom 4 & useful cloakroom. Additionally, the property boasts a garage and off-road parking for 2/3 vehicles, making it ideal for those with multiple cars. THE PROPERTY OFFERS 1,054 SQUARE FEET of living space, and is ideally situated with Dartford Mainline Station & Town Centre both within a miles walk. INTERNAL VIEWING HIGHLY RECOMMENDED



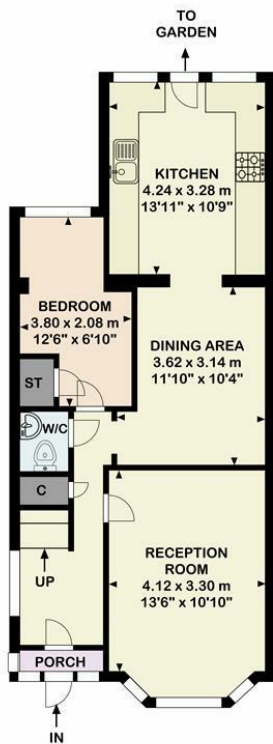
61 West Hill Drive

£500,000 Freehold

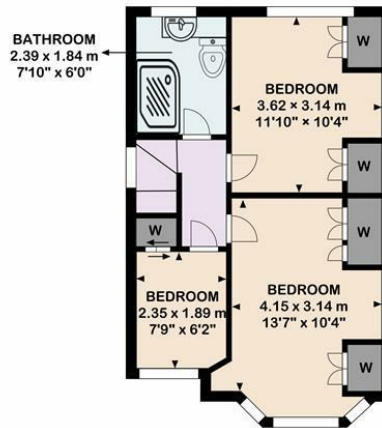


- WEST DARTFORD
- GUIDE PRICE £500,000 TO £525,000
- 3/4 BEDROOMS
- WITHIN 1 MILE WALK OF STATION
- OFF ROAD PARKING & GARAGE
- 0.3 MILES TO GRAMMAR SCHOOLS
- BEAUTIFULLY PRESENTED
- STUNNING KITCHEN
- GROUND FLOOR CLOAKROOM
- EPC RATING D COUNCIL TAX BAND D

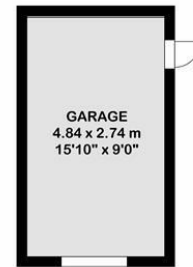




Ground Floor



First Floor



Outbuilding

W Hill Dr, Dartford DA1

The plan is intended solely as a layout guide, and no liability is assumed for any errors, omissions, or inaccuracies. It does not constitute, in whole or in part, an offer or contract. Any intending purchaser or lessee should satisfy themselves, through inspection searches, enquiries, and a full survey, as to the accuracy of the information provided. All areas, measurements, wall thicknesses, shapes, compass bearing, and distances are approximate and should not be relied upon for valuation purposes or as the basis of any sale or letting. No guarantee is provided regarding the total area, which may include areas with restricted head height. All measurements are taken at the widest points, internally, unless otherwise stated. May not be to scale. www.airvideography.com

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		
(69-80) C		80
(55-68) D	63	
(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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