

# LIVERMORES

THE ESTATE AGENTS

2 Bedrooms

House - Terraced

Price Guide

£325,000

Located in

Dartford



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



# 44 Chatsworth Road

Dartford Kent DA1 5AT



PRICE GUIDE £325,000 to £350,000... This beautifully presented mid terrace family home would make an excellent first time buy. Having been improved by the current sellers over recent years the property offers good size reception room with patio doors out to a well maintained low maintenance garden and lovely fitted kitchen to the ground floor. To the first floor you will find 2 DOUBLE BEDROOMS and family bathroom. Located in a popular cul-de-sac just yards from the local primary school the property also offers a private driveway and garage to the rear of the property. Perfectly situated with easy access to the M25 & A2 and within a mile walk of Dartford Mainline Station with links to Abbey Wood to access the Elizabeth Line. INTERNAL VIEWING IS HIGHLY RECOMMENDED.



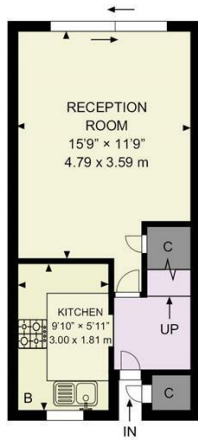
# 44 Chatsworth Road

£325,000 Freehold

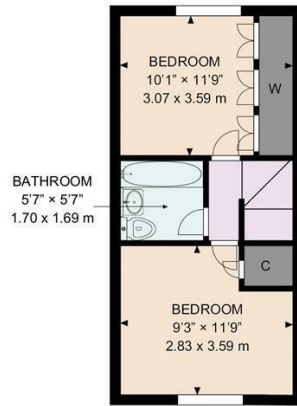


- GUIDE PRICE £325,000 TO £350,000
- LOVELY FITTED KITCHEN
- CLOSE TO LOCAL SCHOOL
- PRIVATE DRIVE + GARAGE
- BEAUTIFULLY PRESENTED HOME
- 2 DOUBLE BEDROOMS
- GOOD SIZE RECEPTION ROOM
- WELL MAINTAINED GARDEN
- 1ST FLOOR BATHROOM
- EPC RATING COUNCIL TAX BAND C





Ground Floor



First Floor



Outbuildings

CHATSWORTH ROAD 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. All measurements are taken at the widest points, internally, with the first measurement referring to the vertical dimension. May not be to scale. Powered by airvideography.com

## Council Tax Band C

### Local Authority

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 |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

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