

# LIVERMORES

THE ESTATE AGENTS

4 Bedrooms

House - Semi-Detached

Offers In The Region Of

£650,000

Located in

Dartford



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# 9 Heathclose Road

Dartford DA1 2PU



Nestled in the charming area of Heathclose Road, Dartford, this delightful semi-detached house offers a perfect blend of comfort and space for family living. With four well-proportioned bedrooms, this property is ideal for those seeking a home that accommodates both relaxation and practicality. The layout of the ground floor is designed to enhance the flow of natural light, creating a warm and welcoming atmosphere throughout.

The property features a well-appointed bathroom, ensuring convenience for all family members. The bedrooms are generously sized, allowing for personalisation and comfort, making it easy to create your own sanctuary.

Situated in a desirable location, this home benefits from proximity to local amenities, schools, and parks, making it an excellent choice for families and professionals alike. The surrounding area boasts a friendly community vibe, perfect for those looking to settle down in a welcoming neighbourhood.

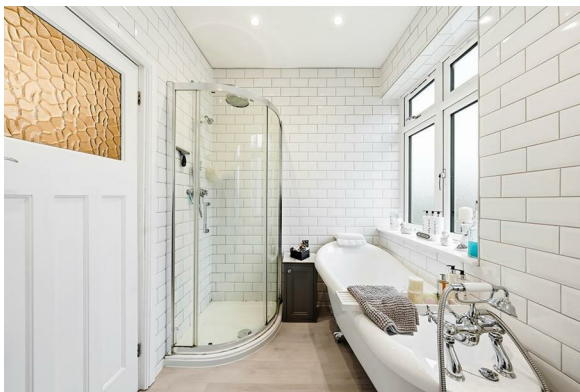
This semi-detached house on Heathclose Road is not just a property; it is a place where memories can be made. With its spacious layout and prime location, it presents a wonderful opportunity for anyone looking to establish their roots in Dartford. Do not miss the chance to view this charming home and envision your future here.





# 9 Heathclose Road

£650,000 Freehold

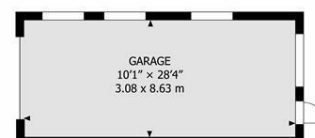
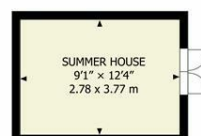
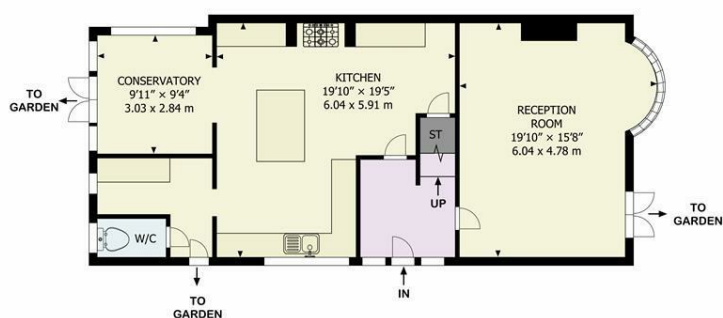


- OFFERS IN THE REGION OF £650,000
- DARTFORD GRAMMAR SCHOOL CATCHMENT AREA
- SIZABLE GARDEN WITH WAVE POOL
- TRANQUIL LOCATION OVERLOOKING HEATH
- SIMILAR PROPERTIES REQUIRED
- FOUR DOUBLE BEDROOM SEMI-DETACHED HOUSE
- EXTREMELY POPULAR RESIDENTIAL ROAD IN WEST DARTFORD
- OFF-STREET PARKING TO REAR & DETACHED GARAGE
- CLOSE PROXIMITY TO CRAYFORD & DARTFORD STATION
- COUNCIL TAX BAND 'E', EPC RATING 'D'









Outbuildings

#### HEATHCLOSE 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 airvideo.com

## Council Tax Band E

## 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>		76
(55-68) <b>D</b>	64	
(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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