

# LIVERMORES

THE ESTATE AGENTS

5 Bedrooms

House - Detached

Offers In The Region Of

£750,000

Located in

Dartford



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# 71 Heather Drive

Dartford Kent DA1 3LF



Nestled in the esteemed area of West Dartford, this impressive detached house on Heather Drive offers a perfect blend of space, comfort, and convenience. Spanning an impressive 1,829 square feet, the property boasts five well-proportioned bedrooms and three modern bathrooms, making it an ideal family home.

One of the standout features of this property is its location within the highly sought-after Dartford Grammar School catchment area. Families will appreciate the proximity to excellent educational institutions, including Wentworth Primary School and West Hill Primary School, which are renowned for their academic achievements.

The property also benefits from a detached garage and a driveway that offers off-street parking, a valuable asset in this bustling area. For those who commute, Crayford Station is just a short distance away, providing regular services into Central London, while the A2 and M25 are easily accessible for road travel.

West Dartford is known for its prestigious reputation and vibrant community, making it a desirable place to live. With its combination of spacious living, excellent schools, and convenient transport links, this detached house on Heather Drive presents a wonderful opportunity for families seeking a new home in a thriving area.





# 71 Heather Drive

£750,000 Freehold



- OFFERS IN THE REGION OF £750,000
- DARTFORD GRAMMAR SCHOOL CATCHMENT AREA
- IMPRESSIVE PLOT
- CLOSE PROXIMITY TO CRAYFORD & DARTFORD STATION
- SIMILAR PROPERTIES REQUIRED
- FIVE BEDROOM DETACHED FAMILY HOME
- LOCATED IN A POPULAR RESIDENTIAL ROAD IN WEST DARTFORD
- DETACHED GARAGE
- GREAT LOCATION FOR LOCAL PRIMARY & SECONDARY SCHOOLS
- EPC RATING 'C', COUNCIL TAX BAND 'E'







HEATHER DR 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 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>		
(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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