

# LIVERMORES

THE ESTATE AGENTS

2 Bedrooms

House - Terraced

Price Guide

£385,000

Located in

Dartford



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# 38 West View Road

Dartford Kent DA1 1TR



Located in the heart of Dartford, this charming period terraced house offers a delightful living experience across three well-appointed floors. The heart of the home is undoubtedly the fantastic open plan kitchen/diner, situated on the lower ground floor. The kitchen offers stunning views, direct access to the garden through large sliding doors and a dedicated utility cupboard, whilst the dining area's built-in hidden drinks cabinet makes it an ideal setting for social gatherings or family meals. The architect-designed interior adds a touch of elegance and modernity, ensuring that the home is both stylish and functional. This lovely residence is conveniently located within a 10 minute walk of Dartford train station, providing easy access to London and beyond. Additionally, it is approximately one mile from Dartford grammar schools, with nearby primary schools, making it a suitable choice for families seeking quality education for their children. The property offers 2 DOUBLE BEDROOMS on the 1st floor with a lovely bathroom and reception room on the ground floor. The property benefits from a west-facing garden, which catches the sun until late into the evening. **VIEWING HIGHLY RECOMMENDED**

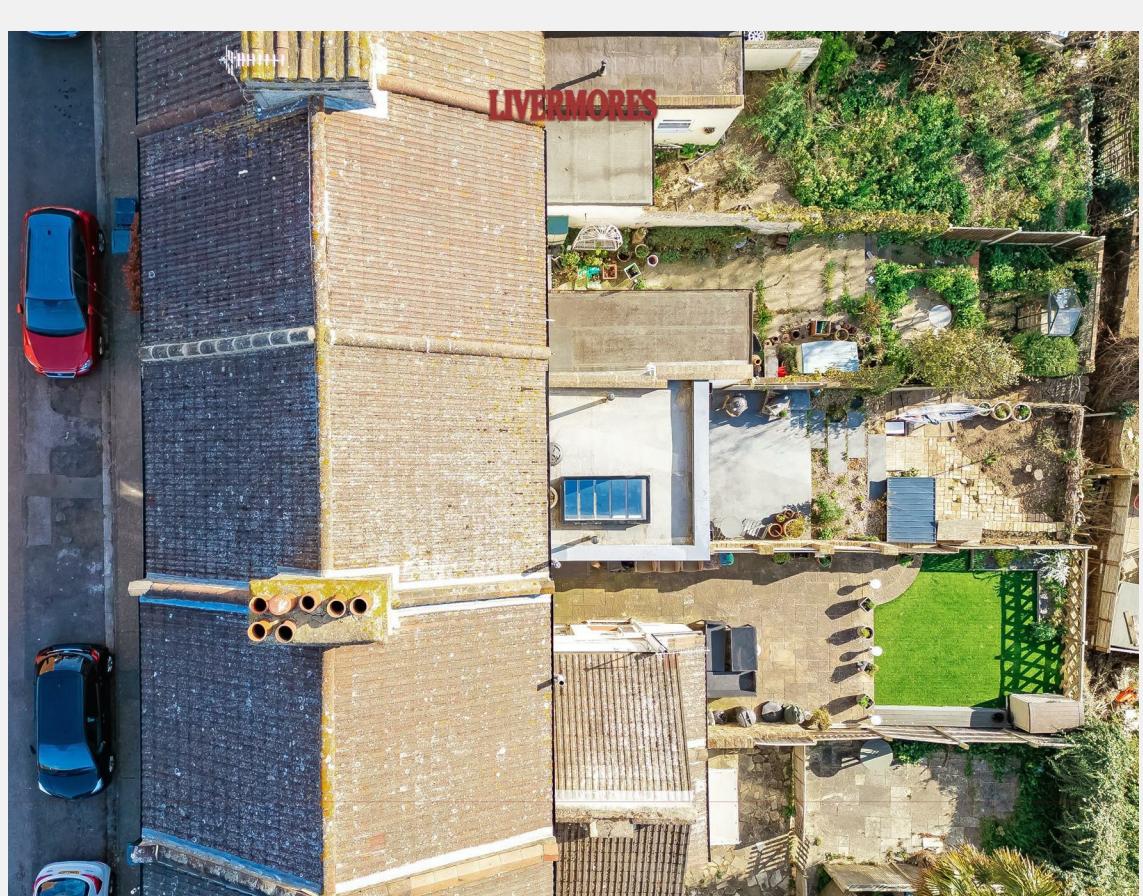


# 38 West View Road

£385,000 Freehold



- GUIDE PRICE £385,000 TO £400,000
- 2 DOUBLE BEDROOMS
- STUNNING VIEWS TO REAR
- FANTASTIC KITCHEN/DINER
- INTERNAL VIEWING A MUST
- ARCHITECT DESIGNED INTERIOR
- SET OVER 3 FLOORS
- WITHIN 0.5 MILES TO STATION
- BUILT IN DRINKS CABINET
- EPC RATING D COUNCIL TAX BAND C





Basement

Ground Floor

First Floor

#### West View Road Dartford Kent DA1 1TR

This plan serves solely as a layout guide, and no liability is assumed for errors, omissions, or inaccuracies. It was developed in accordance with the RICS Code of Measuring Practice. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are estimated and measured internally. For accurate measurements, please consult a certified architect or surveyor prior to making any decisions based on this plan.

## Council Tax Band C

## 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		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

1 Hythe Street  
Dartford  
Kent  
DA1 1BE

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dartford@livermores.co.uk  
01322 228090  
www.livermores.co.uk