

# LIVERMORES

THE ESTATE AGENTS

3 Bedrooms

Bungalow - Detached

Price Guide

£800,000

Located in

Dartford



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



# Oakdene Oakfield Lane

Dartford Kent DA2 7AA



OFFERS IN THE REGION OF £800,000... This charming detached bungalow offers a delightful blend of comfort and potential. Currently the property has 2 large bedrooms but there is another double room in the annexe, this property has fantastic potential (stpp), The additional annexe provides versatile space that can be tailored to your needs, whether as a guest suite, home office, or playroom. There is a spacious kitchen, bathroom with potential too easily add a second bathroom in.

Offered to the market with NO ONWARD CHAIN, Set on a large plot, the stunning garden is a true highlight, offering a tranquil outdoor space for gardening enthusiasts or those who simply wish to enjoy the beauty of nature. The grounds are beautifully maintained.

Conveniently located within a HALF A MILE WALK FROM THE WILMINGTON GRAMMAR SCHOOLS, this property is perfect for families seeking quality education for their children. This bungalow is a rare find in a desirable area, combining spacious living with the potential for future development. INTERTNAL VIEWING HIGHLY RECOMMENDED



# Oakdene Oakfield Lane

£800,000 Freehold



- O.I.R.O £800,000
- NO CHAIN, HAS AN ANNEXE
- SCOPE TO EXTEND STPP, LARGE PLOT
- FANTASTIC POTENTIAL
- SIMILAR PROPERTIES REQUIRED
- CLOSE TO WILMINGTON GRAMMAR
- 2/3 DOUBLE BEDROOMS
- A STUNNING REAR GARDEN
- IN AND OUT DRIVE
- EPC RATING D COUNCIL TAX BAND F





Ground Floor

Oakfield Lane Wilmington Kent DA2

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 measurement please consult a certified architect or surveyor prior to making any decisions based on this plan. The first measurement provided refers to the vertical wall.

## Council Tax Band F

## 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>			<b>75</b>
(55-68) <b>D</b>		<b>59</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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