

# LIVERMORES

THE ESTATE AGENTS

4 Bedrooms

House - Semi-Detached

£550,000

Located in

Dartford



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



# 43 Oakfield Park Road

Dartford Kent DA1 2SR

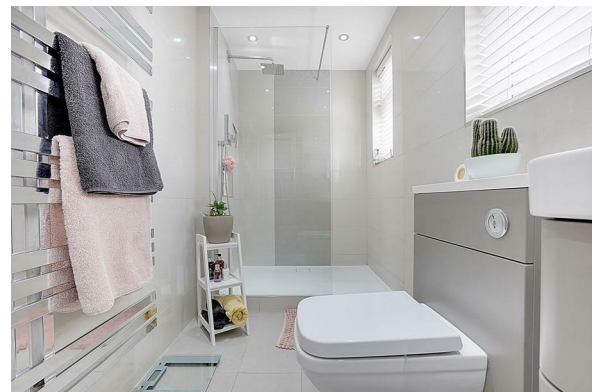


PRICE GUIDE £550,000 to £575,000 This well presented extended family home is located in a popular no through road, close to excellent schools and parkland. The property comprises large reception room, with access to a conservatory that overlooks the beautifully maintained rear garden, fitted kitchen, snug & cloakroom all to the ground floor, with four bedrooms and stunning shower room on the first floor. The property is perfectly situated on the road which gives it one of the largest rear gardens on the street with a large patio area, so would be ideal for a growing family. To the front there is off road parking for 2 cars. Located just over a mile from Wilmington Grammar School and within close proximity of Oakfield Primary School.. AN INTERNAL VIEWING IS HIGHLY RECOMMENDED.



# 43 Oakfield Park Road

£550,000 Freehold

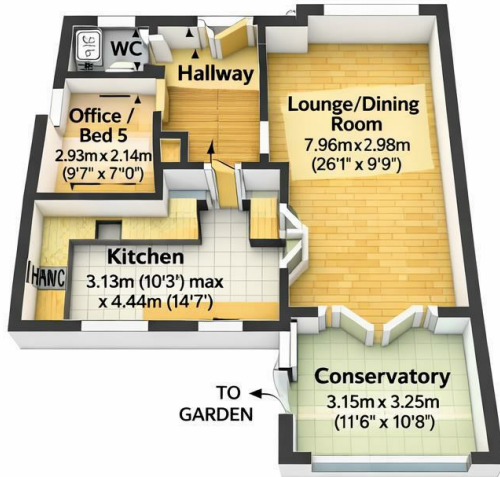


- GUIDE PRICE £550,000 TO £575,000
- STUNNING REAR GARDEN
- GROUND FLOOR CLOAKROOM
- EXCELLENT FOR SCHOOLS
- CLOSE TO PARKLAND
- 4 BEDROOM SEMI DETACHED
- THROUGH RECEPTION & SNUG
- WELL PRESENTED SHOWER ROOM
- POPULAR RESIDENTIAL ROAD
- EPC RATING D COUNCIL TAX BAND E



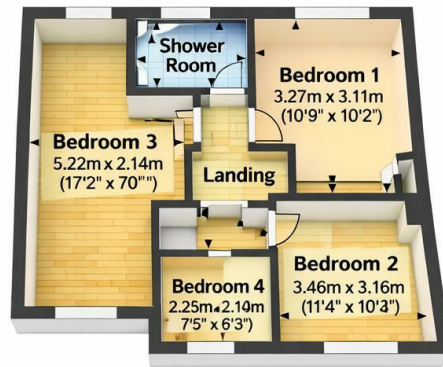
### Ground Floor

Approx. 65.3 sq. metres (703.3 sq. feet)



### First Floor

Approx. 49.2 sq. metres (529.5 sq. feet)



Total area: approx. 114.5 sq. metres (1232.8 sq. feet)

## Council Tax Band E

## 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>79</b> |
| (55-68) <b>D</b>                            |  | <b>65</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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Dartford

Kent

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