

LIVERMORES

THE ESTATE AGENTS

3 Bedrooms

House - End Terrace

Price Guide

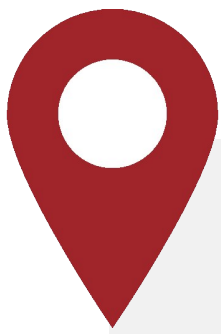
£475,000

Located in

Dartford



www.livermores.co.uk



31 Wood Lane

Dartford DA2 7LR



GUIDE PRICE £475,000 This well presented 3 DOUBLE BEDROOM period property is offered to the market with NO ONWARD CHAIN. This deceptively spacious double fronted home is at the end of a quiet road in a semi rural location and comprises 3 reception rooms including snug/study, a fitted kitchen and conservatory with access out to the garden to the ground floor. To the 1st floor there are 3 really good size bedrooms and a large bathroom. The property retains many original style features including double glazed sash windows and a stunning fireplace in the main reception room. With easy access to both the M25 and A2 this spacious property also has off road parking and will make someone a really lovely family home. INTERNAL VIEWING HIGHLY RECOMMENDED



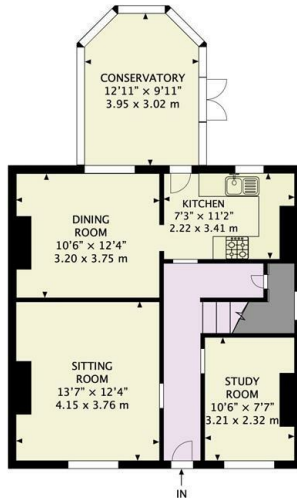
31 Wood Lane

£475,000 Freehold

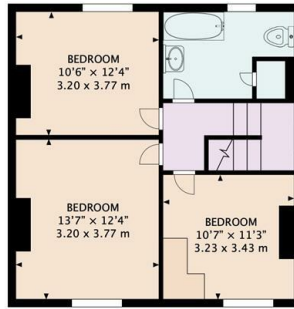


- GUIDE PRICE £475,000
- BEAUTIFUL PERIOD HOME
- 3 RECEPTION ROOMS
- OFF ROAD PARKING
- PEACEFUL LOCATION
- NO ONWARD CHAIN
- 3 DOUBLE BEDROOMS
- FIRST FLOOR BATHROOM
- CONSERVATORY
- EPC RATING E COUNCIL TAX BAND D

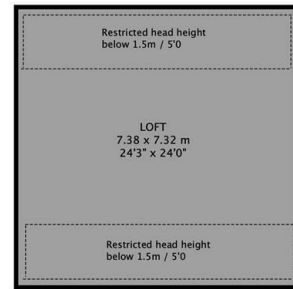




Ground Floor



First Floor



WOOD LANE, DA2

The plan is intended solely as a layout guide, and no liability is taken for any errors, omissions, or misstatement. 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, shapes, compass bearing, position and distances are approximate. No guarantee is provided regarding the total area. Not to scale.

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Key:
B - Boiler
M - Meter
C - Cupboard
W - Wardrobe

ST - Storage
HWC - Hot Water Cylinder
- Restricted head height
below 1.5m / 5'0

Council Tax Band D

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) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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