

# LIVERMORES

THE ESTATE AGENTS

4 Bedrooms

Not specified

Price Guide

£475,000

Located in

Dartford



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



## 63 North Road

Dartford Kent DA1 3ND



Guide Price £475,000 to £500,000. An extended four bedroom house situated in a popular location within WEST DARTFORD situated 0.3 miles from Wentworth Primary school and within walking distance of the Grammar schools and Crayford station. The spacious and well planned accommodation comprises entrance hall, open lounge/dining room, kitchen, conservatory, ground floor WC, family bathroom and four bedrooms. Features to note include off road parking to front, double glazing, central heating.

# 63 North Road

£475,000 Freehold



- GUIDE PRICE £475,000 - £500,000
- EXTREMELY SPACIOUS ROOMS
- WALKING DISTANCE TO GRAMMAR SCHOOLS
- TWO RECEPTION ROOMS
- SIMILAR PROPERTIES REQUIRED
- EXTENDED FOUR BEDROOM HOUSE
- WALKING DISTANCE TO WENTWORTH PRIMARY SCHOOL
- OFF ROAD PARKING
- FAMILY BATHROOM
- EPC RATING 'D' COUNCIL TAX BAND 'E'



## 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>			<b>86</b>
(69-80) <b>C</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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