

# LIVERMORES

THE ESTATE AGENTS

3 Bedrooms

House - Semi-Detached

Price Guide

£550,000

Located in

Dartford



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



# 7 Blenheim Close

Dartford Kent DA1 3ED



GUIDE PRICE £550,000 to £575,000 Nestled in the tranquil cul-de-sac in Dartford, this charming semi-detached family home presents a rare opportunity for discerning buyers. With NO ONWARD CHAIN, this property is ready for you to make it your own. The house boasts three well-proportioned bedrooms, making it ideal for families or those seeking extra space. The extended layout includes two spacious reception rooms, perfect for entertaining guests or enjoying family time. The ground floor features a convenient shower room, while the first floor is complemented by a family bathroom. One of the standout features of this property is its wonderful garden. The location is particularly appealing, situated within the sought-after West Dartford area, known for its excellent GRAMMAR SCHOOLS, and the short walk to fantastic primary schools, as well as the proximity to local amenities, ensuring that everything you need is within easy reach. This semi-detached home is not only a fantastic opportunity but also a place you can create your forever home. With its peaceful surroundings and spacious interiors, it is a must-see for anyone looking to settle in a desirable area of Dartford. VIEWING IS AN ABSOLUTE MUST.







# 7 Blenheim Close

£550,000 Freehold



- GUIDE PRICE £550,000 TO £575,000
- GRAMMAR SCHOOL CATCHMENT
- WONDERFUL GARDEN
- LARGE EXTENSION TO GROUND FLOOR
- FANTASTIC CUL DE SAC LOCATION
- WEST DARTFORD
- 3 BEDROOM SEMI-DETACHED
- 2 BATHROOMS
- EXCELLENT POTENTIAL
- EPC RATING D COUNCIL TAX BAND D









Ground Floor

First Floor

Blenheim Cl Dartford DA1 3ED

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 D

## 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>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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