

LIVERMORES

THE ESTATE AGENTS

4 Bedrooms

House - Detached

Guide Price

£700,000

Located in

Dartford



www.livermores.co.uk



53 Hardy Avenue

Dartford Kent DA1 2FE



GUIDE PRICE £700,000 TO £725,000 * WEST DARTFORD * DARTFORD
GRAMMAR SCHOOLS CATCHMENT * NO CHAIN * BEAUTIFULLY
PRESENTED * 4 BEDROOM DETACHED FAMILY HOME * SPACIOUS
LOUNGE * LARGE KITCHEN/DINER * UTILITY ROOM * GROUND FLOOR
W/C * ENSUITE TO MASTER BEDROOM * FIRST FLOOR FAMILY
BATHROOM WITH BATH AND SEPERATE SHOWER CUBICLE *
FANTASTIC VIEWS TO REAR * VIEWING HIGHLY RECOMMENDED



53 Hardy Avenue

£700,000 Freehold



- WEST DARTFORD
- CLOSE TO GRAMMAR SCHOOLS
- STUNNING VIEWS TO REAR
- LARGE KITCHEN/DINER
- SIMILAR PROPERTIES REQUIRED
- NO CHAIN
- 4 BEDROOM DETACHED
- SPACIOUS LOUNGE
- ENSUITE TO MASTER BEDROOM
- EPC RATING 'F' COUNCIL TAX BAND 'F'





Council Tax Band F

Local Authority Dartford Borough Council

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		CURB	14 to 16
Very energy efficient - lowest running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

1 Hythe Street
 Dartford
 Kent
 DA1 1BE



dartford@livermores.co.uk
 01322 228090
 www.livermores.co.uk