

# LIVERMORES

THE ESTATE AGENTS

5 Bedrooms

House - Detached

Price Guide

£720,000

Located in

Dartford



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



# 35 Darenth Park Avenue

Dartford Kent DA2 6JN



Guide Price £720,000 to £740,000. VACANT POSSESSION. A very spacious FIVE bedroom detached house situated on a popular development and the property is sited directly opposite Darenth Country Park. The well planned accommodation comprises, entrance porch, entrance hallway, ground floor cloakroom, lounge, dining room, study, kitchen, utility room, family bathroom, Master bedroom with en-suite shower room and four further bedrooms. Features to note include \* Solar Panels \* Double Garage \* Alarm and CCTV system \* Double Glazing \* Gas Central Heating \* NO FORWARD CHAIN \* VIEWING RECOMMENDED \*

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# 35 Darenth Park Avenue

£720,000 Freehold



- Guide Price £720,000 - £740,000
- Very spacious accommodation
- Double garage
- Gas central heating
- SIMILAR PROPERTIES REQUIRED
- VACANT POSSESSION
- Directly opposite Darenth Country Park
- Double glazing
- Viewing recommended
- EPC 'D' Council Tax Band G





## Council Tax Band G

### 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	Maximum
Very energy efficient - lowest running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		63	74
(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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