

# LIVERMORES

THE ESTATE AGENTS

3 Bedrooms

House - Terraced

Price Guide

£400,000

Located in

Dartford



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



# 70 Elm Road

Dartford DA1 2SD



GUIDE PRICE £400,000 - £425,000... Livermores are proud to present to the market this stunning three bedroom mid-terraced property, located in the highly-popular borders of Wilmington and Dartford. Furthermore, the family home is situated within the GRAMMAR SCHOOLS CATCHMENT AREA. The home is within walking distance of Dartford Town Centre and Station, whilst having easy access of the A2/M25.

The accommodation comprise of entrance hall, lounge/diner, lobby, fitted kitchen, family bathroom. To the upper floor there are three good size bedrooms. In addition, the family home also has hard standing to front and has a large, newly-built outbuilding with a shower room and utility space.

The garden has recently been re-landscaped and the bathroom is currently being re-furbished. VIEWING HIGHLY RECOMMENDED.



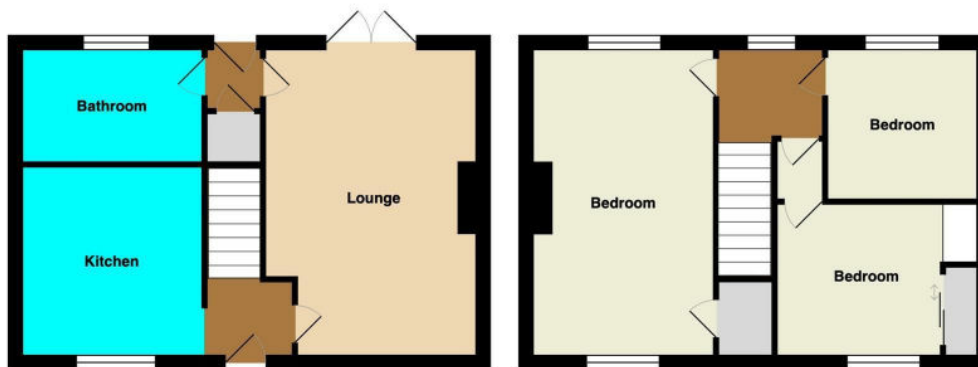
# 70 Elm Road

£400,000 Freehold



- GUIDE PRICE £400,000 - £425,000
- GRAMMAR SCHOOL CATCHMENT AREA
- WALKING DISTANCE TO TOWN CENTRE AND STATION
- WALKING DISTANCE TO OAKFIELD PRIMARY SCHOOL
- COUNCIL TAX BAND 'C', EPC RATING 'D'
- THREE BEDROOM TERRACED FAMILY HOME
- OUTSTANDING OUTBUILDING WITH SHOWER ROOM
- HARDSTANDING TO FRONT
- SIMILAR PROPERTIES REQUIRED





## Council Tax Band C

## 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	Maximum
<small>Very energy efficient - lowest running costs</small>			
(92 plus) <b>A</b>			<b>90</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>64</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<small>Not energy efficient - higher running costs</small>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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