

# LIVERMORES

THE ESTATE AGENTS

3 Bedrooms

House - Semi-Detached

Price Guide

£475,000

Located in

Dartford



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



# 49 The Green

Dartford Kent DA2 6JT



GUIDE PRICE £475,000 TO £500,000 Located in a quiet cul de sac on the very sought after Darenth Valley Park development is this well presented 3 bedroom semi-detached home has been really well looked after by the current owners. The property comprises good size reception room, fitted kitchen, conservatory and cloakroom to the ground floor.

Built in the late 1990s, the current seller has owned the property since new, the master bedroom has fitted wardrobes and an ensuite, there are two further bedrooms and family bathroom all to the first floor. Externally there is a well maintained rear garden with covered seating area with access into the garage. This home offers off-road parking and a garage with excellent access to the M25 the A2 and is located only one junction away from Bluewater with it's fantastic shopping facilities and various restaurants and bars. VIEWING HIGHLY RECOMMENDED.



# 49 The Green

£475,000 Freehold



- GUIDE PRICE £475,000 TO £500,000
- 3 BEDROOM SEMI DETACHED HOME
- CONSERVATORY
- SOUGHT AFTER DEVELOPMENT
- SIMILAR PROPERTIES REQUIRED
- BEAUTIFULLY PRESENTED
- ENSUITE TO MASTER BEDROOM
- GROUND FLOOR CLOAKROOM
- GARAGE AND OFF ROAD PARKING
- EPC RATING 'D' COUNCIL TAX BAND 'D'





## 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	Maximum
Very energy efficient - lowest running costs			
(92 plus) A			
(81-91) B			84
(69-80) C		63	
(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