

# LIVERMORES

THE ESTATE AGENTS

4 Bedrooms

House - Detached

Price Guide

£550,000

Located in

Dartford



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



# 14 Stanham Road

Dartford DA1 3AW



Welcome to this stunning four-bedroom detached house located on Stanham Road in the ever-popular West Dartford. This property boasts two reception rooms, perfect for entertaining guests or simply relaxing with the family. With two bathrooms, including an en-suite in the main bedroom, convenience and comfort are at the forefront of this home.

The property is being sold CHAIN FREE!

Situated in the catchment area of the prestigious Dartford Grammar School, this property offers a fantastic opportunity for families looking to secure a top-tier education for their children. The detached garage space and driveway provide ample parking options, ensuring that you never have to worry about finding a spot for your vehicle.

Conveniently located near Dartford Station, commuting to work or exploring the surrounding areas couldn't be easier. Whether you're looking for a spacious family home or a property with great investment potential, this four-bedroom detached house on Stanham Road ticks all the boxes. Don't miss out on the opportunity to make this house your home!



# 14 Stanham Road

£550,000 Freehold



- GUIDE PRICE £550,000 - £575,000
- FOUR BEDROOM DETACHED FAMILY HOME
- WEST DARTFORD - POPULAR RESIDENTIAL ROAD
- DETACHED GARAGE SPACE
- SIMILAR PROPERTIES REQUIRED
- CHAIN FREE
- DARTFORD GRAMMAR SCHOOL CATCHMENT AREA
- DRIVEWAY SPACE
- WITHING CLOSE PROXIMITY OF DARTFORD STATION & TOWN CENTRE
- COUNCIL TAX BAND 'E', EPC RATING 'E'





## Council Tax Band E

## 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) <b>A</b>			
(81-91) <b>B</b>			<b>86</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>51</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Very energy efficient - lowest running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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