

# LIVERMORES

THE ESTATE AGENTS

3 Bedrooms

House - Detached

Price Guide

£675,000

Located in

Kent



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



# Church Walk

Kent DA2 7EL



GUIDE PRICE £675,000 TO £725,000 WITH NO CHAIN Welcome to this charming detached family home located in the picturesque Church Walk, Wilmington, Kent. This delightful property offers a unique living experience in a tranquil cul de sac location, perfect for those seeking a peaceful retreat. As you step inside, you are greeted by two spacious reception rooms, ideal for entertaining guests or simply relaxing with your loved ones. The property boasts three bedrooms, providing ample space for a growing family or those in need of a home office. One of the standout features of this property is the 90ft (approximately) rear garden, a rare find in today's market. Imagine enjoying a cup of tea in the morning or hosting a barbecue in this lovely outdoor space. With off road parking and a garage, you'll never have to worry about finding a spot after a long day. And the best part? This property comes with NO CHAIN, making the buying process smooth and hassle-free. Located on a sought-after road, this detached home offers not just a home, but a lifestyle. Don't miss out on the opportunity to make this charming property your own. Contact us today to arrange a viewing and start envisioning your future in this wonderful home.



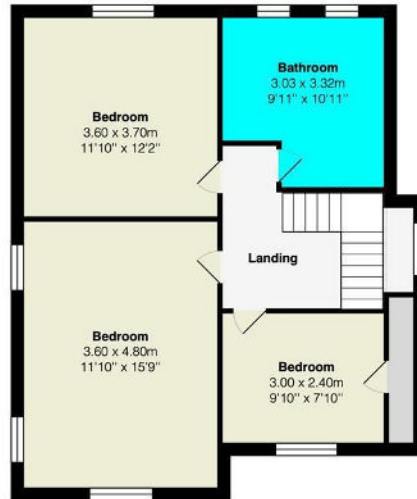
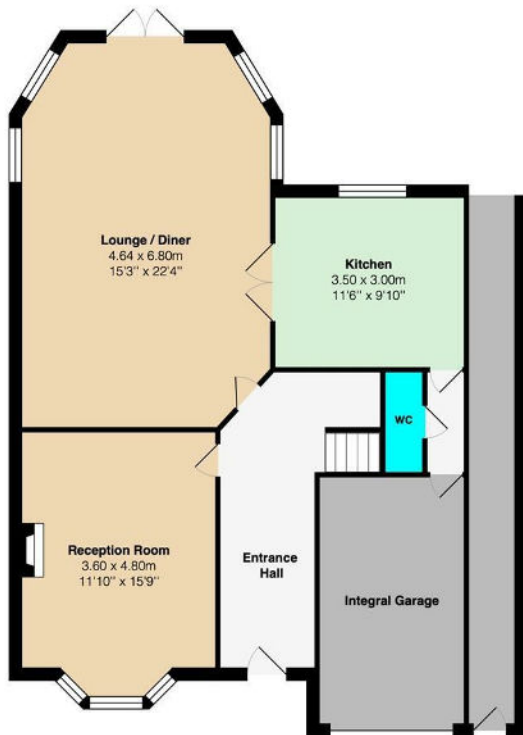
# Church Walk

£675,000 Freehold



- GUIDE PRICE £675,000 TO £725,000
- NO CHAIN
- GROUND FLOOR CLOAKROOM
- CUL DE SAC LOCATION
- SIMILAR PROPERTIES REQUIRED
- 3 BEDROOM DETACHED HOME
- 2 GOOD SIZE RECEPTIONS
- FITTED KITCHEN & BATHROOM
- LOVELY GARDEN
- EPC RATING E COUNCIL TAX BAND F





## Council Tax Band F

## 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		
(69-80)	C		
(55-68)	D		
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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