

# LIVERMORES

THE ESTATE AGENTS

3 Bedrooms

House - End Terrace

Price Guide

£425,000

Located in

Dartford



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



# 87 Chatsworth Road

Dartford Kent DA1 5AT



Nestled in this sought-after development, this rarely available three-bedroom end terrace house is a gem waiting to be discovered. Boasting a spacious reception room, two bathrooms including a convenient ground floor shower room, and the potential to extend (subject to planning permission), this property offers both comfort and opportunity. Situated in a popular cul-de-sac, this charming house not only provides a cosy living space but also the convenience of ample off-road parking for up to three vehicles, a true luxury in today's bustling world. The added bonus of a garage further enhances the appeal of this already impressive property. To the rear there is a low maintenance garden with patio and Astroturf. Whether you're looking for a family home with room to grow or an investor seeking a excellent rental opportunity, this end terrace house ticks all the boxes. Ideally located for easy access to both the Dartford Crossing, M25 and A2. AN INTERNAL VIEWING IS HIGHLY RECOMMENDED



# 87 Chatsworth Road

£425,000 Freehold



- GUIDE PRICE £425,000 TO £445,000
- LARGE THROUGH RECEPTION
- FIRST FLOOR BATHROOM
- AMPLE OFF ROAD PARKING
- SIMILAR PROPERTIES REQUIRED
- 3 BEDROOM END TERRACE
- GROUND FLOOR SHOWER ROOM
- POTENTIAL TO EXTEND STPP
- LOW MAINTENANCE GARDEN
- EPC RATING C COUCIL 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		86
(81-91)	B		
(69-80)	C	70	
(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	

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