

# LIVERMORES

THE ESTATE AGENTS

6 Bedrooms

House - Detached

Offers In The Region Of

£825,000

Located in

Dartford



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



# 22 Priory Hill

Dartford Kent DA1 2BH



Nestled in the desirable area of Priory Hill, Dartford, this stunning detached house offers an exceptional living experience. Spanning an impressive 2,443 square feet, the property boasts six spacious bedrooms and six well-appointed bathrooms, making it ideal for families seeking both comfort and convenience.

Upon entering, you are greeted by two elegant reception rooms that provide ample space for relaxation and entertaining. The beautifully presented interiors are complemented by an additional reception room, ensuring that there is plenty of room for family gatherings or quiet evenings at home. The layout of the house is thoughtfully designed to maximise both space and light, creating a warm and inviting atmosphere throughout.

One of the standout features of this property is its location within the Dartford Grammar School catchment area, making it an excellent choice for families prioritising education. Furthermore, the house is situated in close proximity to Dartford Station and the town centre, offering easy access to transport links and a variety of local amenities.

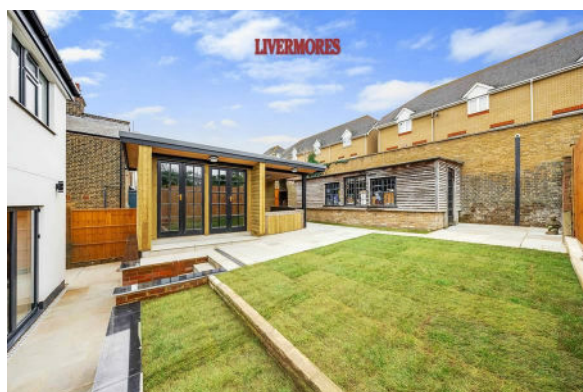
Outside, the property continues to impress with two outbuildings, providing versatile options for use as a home office, gym, or additional storage. The covered BBQ space is perfect for entertaining friends and family during the warmer months, allowing for delightful outdoor gatherings.

This remarkable home combines modern living with a prime location, making it a rare find in the Dartford area. Whether you are looking to settle down with your family or seeking a spacious property with excellent amenities, this house is sure to meet your needs and exceed your expectations.



# 22 Priory Hill

£825,000 Freehold



- OFFERS IN THE REGION OF £825,000
- SIX BATHROOMS
- TOTAL 2443 SQUARE FEET
- CLOSE PROXIMITY TO DARTFORD STATION & TOWN CENTRE
- COUNCIL TAX BAND 'D', EPC RATING 'B'
- SIX BEDROOM DETACHED HOUSE
- TWO OUTBUILDINGS AND COVERED BBQ AREA
- DARTFORD GRAMMAR SCHOOL CATCHMENT AREA
- BEAUTIFULLY PRESENTED THROUGHOUT, WITH CHARACTER FEATURES
- SIMILAR PROPERTIES REQUIRED

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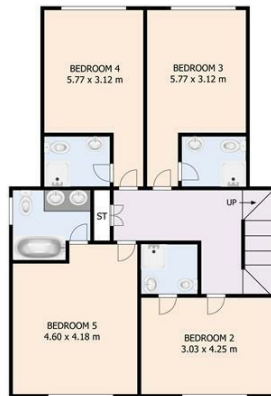
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Ground Floor

Priory Hill, Dartford DA1 2BH



First Floor



Second Floor

This plan serves solely as a layout guide, and no liability is assumed for errors, omissions, or inaccuracies. It was developed in accordance with the RICS Code of Measuring Practice. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are estimated and measured internally. For accurate measurements, please consult a certified architect or surveyor prior to making any decisions based on this plan.

## 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) <b>A</b>			
(81-91) <b>B</b>		81	86
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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