

# LIVERMORES

THE ESTATE AGENTS

2 Bedrooms

House - End Terrace

Price Guide

£425,000

Located in

Dartford



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



# 5a Oakfield Lane

Dartford DA1 2SN



Nestled in the sought-after Oakfield Lane, Dartford, Livermores is pleased to present this exquisite new build end of terrace house, offering a perfect blend of modern living and comfort. This chain-free property boasts two well-proportioned bedrooms and one stylish bathroom with a downstairs W.C., making it an ideal choice for families or professionals seeking a contemporary home.

The accommodation is finished to a high specification, ensuring a luxurious lifestyle. The property features a new combination boiler and a gas central heating system, providing warmth and efficiency throughout. Double glazing is installed across the house, enhancing energy efficiency and sound insulation. With a remarkable EPC grade of A, this home is designed with sustainability in mind.

One of the standout features of this property is the garage located at the rear, which is equipped with solar panels and an electric garage door, along with an electric car charging point. This thoughtful addition caters to the needs of modern living, making it an excellent choice for environmentally conscious buyers.

Furthermore, the property falls within the Dartford Grammar School & Wilmington Grammar School catchment area.

The location is particularly appealing, as it is within close proximity to highly regarded local primary and secondary schools, ensuring that educational needs are well catered for. This property is not just a house; it is a home that promises comfort, convenience, and a vibrant community atmosphere.

We highly recommend scheduling an early viewing to fully appreciate the quality and potential of this remarkable property. Don't miss the opportunity to make this stunning house your new home in Dartford.



# 5a Oakfield Lane

£425,000 Freehold



- GUIDE PRICE £425,000 - £450,000
- GARAGE TO REAR OF THE PROPERTY
- INTERGRATED KITCHEN APPLIANCES
- DOWNSTAIRS W.C.
- SIMILAR PROPERTIES REQUIRED
- TWO BEDROOM NEW HOME
- DARTFORD GRAMMAR SCHOOL & WILMINGTON GRAMMAR SCHOOL CATCHMENT AREA
- CHAIN FREE!
- WITHIN CLOSE PROXIMITY OF DARTFORD STATION
- EPC RATING 'A', COUNCIL TAX BAND 'D'





Ground Floor



First Floor

Oakfield Ln Dartford DA1 2SN

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>	<b>95</b>	<b>95</b>
(81-91) <b>B</b>			
(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	

1 Hythe Street  
 Dartford  
 Kent  
 DA1 1BE



dartford@livermores.co.uk

01322 228090

www.livermores.co.uk