

# LIVERMORES

THE ESTATE AGENTS

2 Bedrooms

Bungalow - Semi Detached

Price Guide

£400,000

Located in

Dartford



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# 43 Warren Road

Dartford DA1 1PS



GUIDE PRICE £400,000 - £425,000... Nestled on the charming Warren Road in Dartford, this delightful two-bedroom semi-detached bungalow presents an excellent opportunity for those seeking a tranquil yet convenient lifestyle. Spanning 710 square feet, the property boasts a well-designed layout that includes a welcoming reception room, two bedrooms, and two bathrooms.

One of the standout features of this bungalow is the conservatory, which invites an abundance of natural light and offers a perfect space to relax while enjoying views of the garden. The garden itself is a true gem, backing onto picturesque fields and providing a serene rural outlook that enhances the sense of peace and privacy.

Notably, the property has benefitted from significant upgrades, including a new roof in 2018, and a new boiler, installed in 2020. These enhancements not only improve the home's energy efficiency but also provide peace of mind for future homeowners.

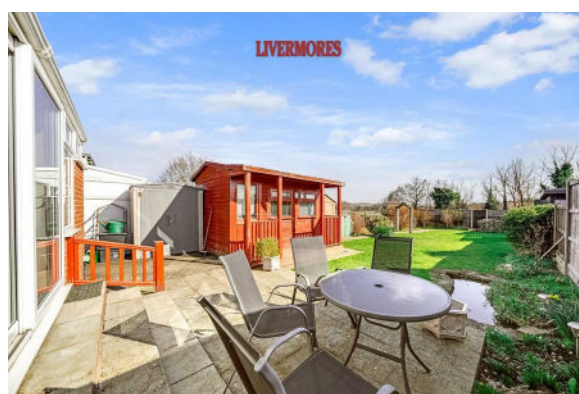
This property is chain-free, allowing for a smooth and straightforward purchase process. Off-street parking is also available, adding to the convenience of this lovely home. Located in a popular residential area of Wilmington, the bungalow is within close proximity to several excellent primary, secondary and grammar schools.

The quiet location ensures a peaceful environment, while still offering easy access to public transport links, local amenities, and the vibrant Dartford town centre. For those who enjoy the outdoors, the nearby countryside walks provide a wonderful opportunity to explore the natural beauty of the area.



# 43 Warren Road

£400,000 Freehold



- GUIDE PRICE £400,000 - £425,000
- CHAIN FREE!
- CONSERVATORY
- POPULAR RESIDENTIAL ROAD IN WILMINGTON
- BOILER REPLACED IN 2020 AND ROOF REPLACED IN 2018
- TWO BEDROOM SEMI-DETACHED BUNGALOW
- VERSATILE OUTBUILDING
- CLOSE PROXIMITY TO DARTFORD STATION & TOWN CENTRE
- HUGE AMOUNTS OF POTENTIAL
- COUNCIL TAX BAND 'D', EPC RATING 'D'





Ground Floor

Warren Road DARTFORD DA1 1PS

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>85</b> |
| (81-91) <b>B</b>                             |  |                         |           |
| (69-80) <b>C</b>                             |  |                         |           |
| (55-68) <b>D</b>                             |  | <b>63</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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