

# LIVERMORES

THE ESTATE AGENTS

2 Bedrooms

House - End Terrace

Price Guide

£350,000

Located in

Dartford



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



# 23 Bondfield Walk

Dartford DA1 5JS



Nestled in the sought-after residential area of Bondfield Walk, Dartford, this charming end of terrace house presents an excellent opportunity for those seeking a comfortable and convenient lifestyle. Furthermore, the property spans 731 square feet and boasts a well-designed layout that includes a spacious reception room, two inviting bedrooms, and a family bathroom.

The modern kitchen is perfect for culinary enthusiasts, while the utility room adds an element of practicality to daily living. Externally, the property features a private garden complete with a patio area, ideal for outdoor dining and relaxation. Additionally, there are outbuildings that provide ample storage space, ensuring that your home remains clutter-free.

Parking is made easy with a designated space in the rear garden, complemented by a large garage that offers convenient access for vehicles. The location is particularly advantageous, with local amenities, schools, and transport links just a stone's throw away, making it an ideal choice for families and commuters alike.

With no onward chain, this well-maintained home is ready for you to move in and make it your own. Do not miss this exceptional opportunity to secure a delightful property in a desirable area. Contact us today to arrange a viewing and take the first step towards your new home.



# 23 Bondfield Walk

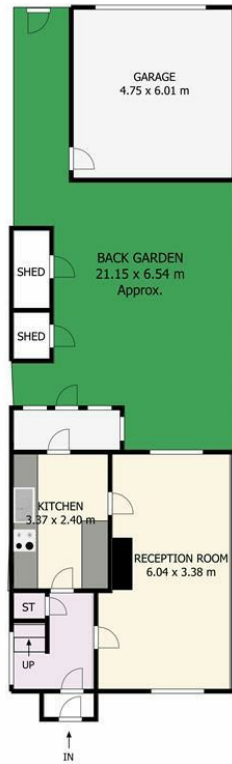
£350,000 Freehold



- GUIDE PRICE £350,000 - £375,000
- CHAIN FREE!
- POPULAR RESIDENTIAL AREA
- FIRST FLOOR BATHROOM
- SIMILAR PROPERTIES REQUIRED
- TWO DOUBLE BEDROOM END OF TERRACE HOUSE
- LARGE GARAGE TO REAR, WITH ACCESS FOR PARKING
- GREAT LOCATION FOR SOUGHT-AFTER GRAMMAR & PRIMARY SCHOOLS
- RECENTLY RENOVATED KITCHEN
- COUNCIL TAX BAND " , EPC RATING 'C'

# LIVERMORES





Ground Floor



First Floor

Bondfield Walk Dartford DA1 5JS

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 C

## 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	Potential
Very energy efficient - lowest running costs			
(92 plus)	A		
(81-91)	B		87
(69-80)	C	72	
(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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