

# LIVERMORES

THE ESTATE AGENTS

5 Bedrooms

House - Terraced

Price Guide

£450,000

Located in

Dartford



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



# 13 Wilkinson Close

Dartford Kent DA1 5LH



This impressive terraced house offers a perfect blend of space and comfort, making it an ideal home for a growing family. With five well-proportioned bedrooms spread across three floors, there is ample room for everyone to enjoy their own space. The property boasts a large kitchen/diner, perfect for family meals and entertaining guests, with a separate reception room. The house features two modern bathrooms, ensuring convenience for busy mornings and family life. Additionally, the loft and rear extensions enhance the living space, allowing for versatile use of the home. Situated just a mile's walk from Dartford station, this property offers excellent transport links for commuters, making it a practical choice for those working in London or surrounding areas. The house faces a lovely green, providing a pleasant view and a safe space for children to play.

This delightful home is not only spacious but also well-located, making it a wonderful opportunity for families seeking a comfortable and convenient lifestyle in Dartford. **VIEWING HIGHLY RECOMMENDED**



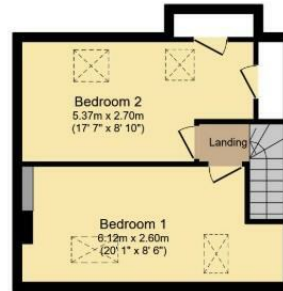
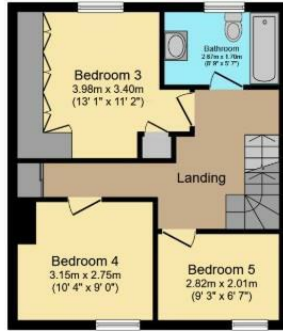
# 13 Wilkinson Close

£450,000 Freehold



- £450,000 O.I.R.O
- 5 BEDROOM TERRACE
- LARGE KITCHEN/DINER
- SEPARATE RECEPTION ROOM
- SET OVER 3 FLOORS
- 2 BATHROOMS
- UTILITY ROOM
- GOOD CONDITION THROUGHOUT
- SIMILAR PROPERTIES REQUIRED
- EPC RATING D COUNCIL TAX BAND C





**Ground Floor**

**First Floor**

**Second Floor**

Total floor area 130.1 m<sup>2</sup> (1,400 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.focalagent.com

## 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	Maximum
Very energy efficient - lowest running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

1 Hythe Street  
 Dartford  
 Kent  
 DA1 1BE



dartford@livermores.co.uk  
 01322 228090  
 www.livermores.co.uk