

# LIVERMORES

THE ESTATE AGENTS

3 Bedrooms

Bungalow - Semi Detached

Offers In The Region Of

£475,000

Located in

Dartford



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# 50 Wentworth Drive

Dartford DA1 3NG



Nestled on Wentworth Drive in Dartford, this charming three-bedroom semi-detached bungalow presents an excellent opportunity for families and individuals alike. Located within the highly sought-after Dartford Grammar School catchment area, this property is ideal for those seeking quality education for their children.

The bungalow boasts a spacious layout, featuring three well-proportioned bedrooms that offer ample space for relaxation and rest. The property includes a well-appointed bathroom, ensuring convenience for all residents. One of the standout features of this home is the extremely large double garage, providing abundant storage or potential for a workshop, alongside a generous plot area that allows for outdoor activities and gardening.

Families will appreciate the proximity to Wentworth Primary School, which is just a short walk away, making school runs a breeze. Additionally, off-street parking at the front of the property ensures that you will never have to worry about finding a space for your vehicle.

This bungalow is not just a home; it is a lifestyle choice, offering both comfort and practicality in a desirable location. With its combination of space, convenience, and educational opportunities, this property is sure to attract interest. Do not miss the chance to make this delightful bungalow your new home.



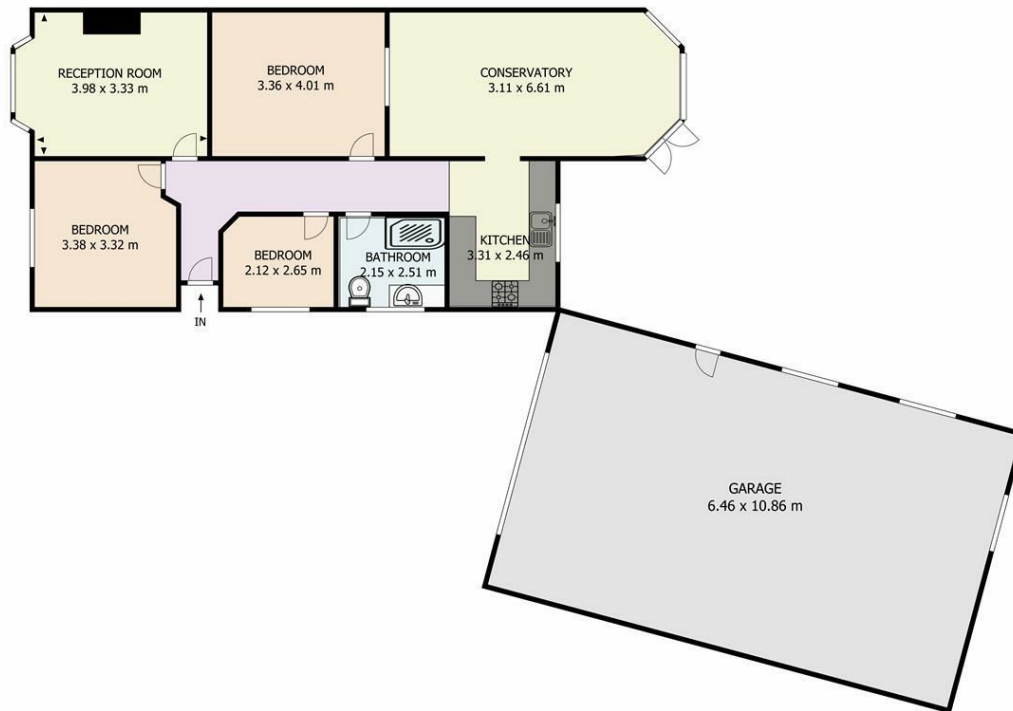
# 50 Wentworth Drive

£475,000 Freehold



- OFFERS IN THE REGION OF £475,000
- CHAIN FREE!
- WALKING DISTANCE FROM WENTWORTH PRIMARY SCHOOL
- GREAT TRANSPORT LINKS - CRAYFORD STATION
- SIMILAR PROPERTIES REQUIRED
- THREE BEDROOM SEMI-DETACHED BUNGALOW
- DARTFORD GRAMMAR SCHOOL CATCHMENT AREA
- POPULAR RESIDENTIAL ROAD IN WEST DARTFORD
- OFF-STREET PARKING, DOUBLE DETACHED GARAGE
- COUNCIL TAX BAND 'D', EPC RATING 'D'





Ground Floor

Wentworth Dr Dartford DA1 3NG

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 measurements have been taken at the widest points unless otherwise stated. The first measurement provided refers to the vertical wall. All dimensions, including windows, doors, and the total gross internal area (GIA), are approximate and measured internally. For accurate measurement 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	Target
Very energy efficient - lowest running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>68</b>	<b>78</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