

# LIVERMORES

THE ESTATE AGENTS

2 Bedrooms

Bungalow - Semi Detached

Price Guide

£400,000

Located in

Dartford



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# 80 Warren Road

Dartford DA1 1PL



GUIDE PRICE £400,000 - £425,000... Nestled on the charming Warren Road in Dartford, this delightful semi-detached bungalow offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or those seeking a peaceful retirement retreat.

The inviting reception room serves as a welcoming space for relaxation and entertaining, providing a warm atmosphere for family gatherings or quiet evenings in. The bungalow features a well-appointed bathroom, ensuring all essential amenities are readily available.

One of the standout features of this property is the parking space available for one vehicle, a valuable asset in this desirable area. The location is not only tranquil but also conveniently situated near local amenities, schools, and transport links, making it easy to access everything Dartford has to offer.

This bungalow presents an excellent opportunity for those looking to enjoy single-storey living in a sought-after neighbourhood. With its appealing layout and practical features, it is a must-see for anyone in search of a new home.



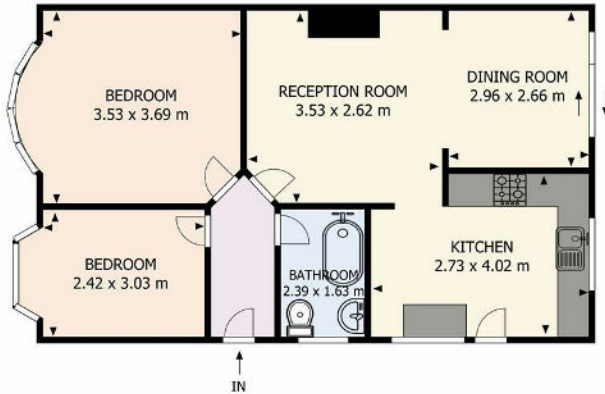
# 80 Warren Road

£400,000 Freehold



- GUIDE PRICE £400,000 - £425,000
- TWO BEDROOM EXTENDED SEMI-DETACHED BUNGALOW
- POPULAR RESIDENTIAL ROAD IN WILMINGTON
- 60FT REAR GARDEN
- SIMILAR PROPERTIES REQUIRED
- CHAIN FREE!
- CLOSE PROXIMITY TO DARTFORD STATION & TOWN CENTRE
- HUGE AMOUNTS OF POTENTIAL
- BOARDED LOFT WITH VELUX WINDOW
- COUNCIL TAX BAND 'D', EPC RATING 'D'





Ground Floor

Warren Rd Dartford DA1 1PL

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 approximate and measured internally. All measurements have been taken at the widest points unless otherwise stated. The first measurement provided refers to the vertical wall. 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>			<b>80</b>
(55-68) <b>D</b>		<b>55</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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