

# LIVERMORES

THE ESTATE AGENTS

3 Bedrooms

Bungalow - Semi Detached

Price Guide

£425,000

Located in

Dartford



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



# 17 Rosedale Close

Dartford DA2 6AL



Nestled in the tranquil Rosedale Close, Dartford, this charming semi-detached bungalow offers a delightful blend of comfort and convenience. With three well-proportioned bedrooms, this property is perfect for families or those seeking a peaceful retreat. The spacious reception room provides an inviting space for relaxation and entertaining, ensuring that you can enjoy quality time with loved ones.

The layout is thoughtfully designed to maximise space and light, creating a warm and welcoming atmosphere throughout.

Rosedale Close is a quiet residential area, providing a serene environment while still being conveniently located near local amenities. Residents can enjoy easy access to shops, schools, and parks, making it an excellent choice for families and individuals alike.

This property presents a wonderful opportunity for those looking to settle in a peaceful yet accessible location. With its appealing features and inviting atmosphere, this bungalow is sure to attract interest. Do not miss the chance to make this lovely home your own.



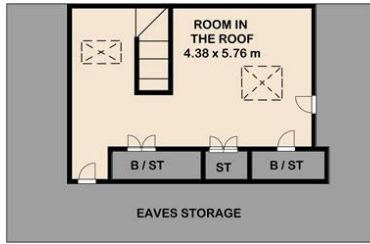
# 17 Rosedale Close

£425,000 Freehold

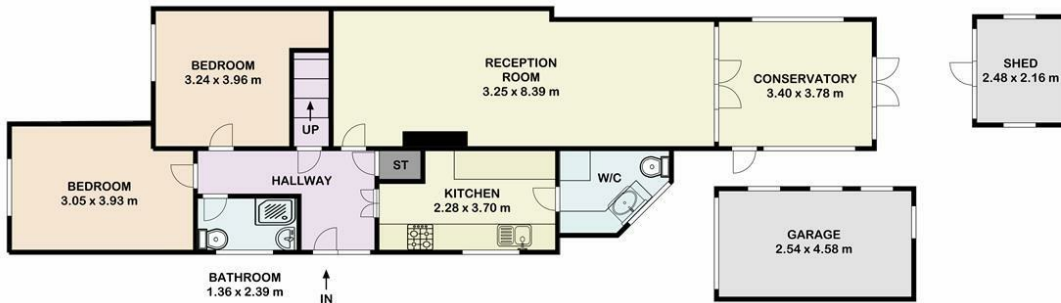


- GUIDE PRICE £425,000 - £450,000
- OFF-ROAD PARKING & GARAGE
- LARGE OPEN RECEPTION ROOM WITH CONSERVATORY
- DARTFORD GRAMMAR SCHOOL CATCHMENT AREA
- SIMILAR PROPERTIES REQUIRED
- THREE BEDROOM SEMI-DETACHED BUNGALOW
- UTILITY ROOM WITH W.C.
- CHAIN FREE!
- POPULAR CUL-DE-SAC LOCATION
- COUNCIL TAX BAND 'D' EPC RATING 'E'





First Floor



Ground Floor

**ROSEDALE CLOSE DA2 6AL**

The plan is intended solely as a layout guide, and no liability is assumed for any errors, omissions, or inaccuracies. It does not constitute, in whole or in part, an offer or contract. Any intending purchaser or lessee should satisfy themselves, through inspection searches, enquiries, and a full survey, as to the accuracy of the information provided. All areas, measurements, shapes, compass bearing and distances are approximate and should not be relied upon for valuation purposes or as the basis of any sale or letting. No guarantee is provided regarding the total area, which may include areas with restricted head height. All measurements are taken at the widest points, internally, unless otherwise stated. May not be to scale. www.airvideography.com

## Council Tax Band

## Local Authority

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		CURB	INTRA
Very energy efficient - lowest running costs			
(92 plus) A			
(81-91) B			
(69-80) C			72
(55-68) D			
(39-54) E			51
(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

**LIVERMORES**  
THE ESTATE AGENTS

dartford@livermores.co.uk

01322 228090

www.livermores.co.uk