

LIVERMORES

THE ESTATE AGENTS

4 Bedrooms

House - Semi-Detached

Offers In The Region Of

£560,000

Located in

Dartford



www.livermores.co.uk



48 Stanham Road

Dartford Kent DA1 3AN

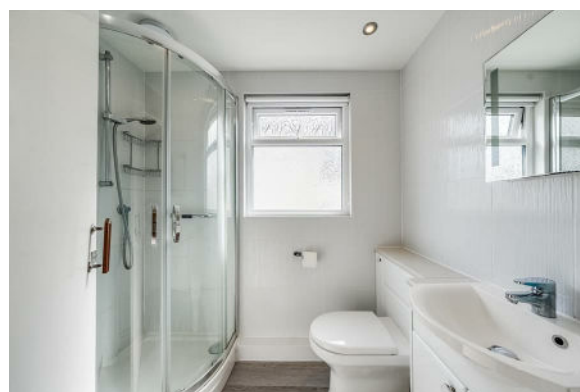


This charming semi-detached chalet-style house offers a perfect blend of space and comfort. With four well-proportioned bedrooms, this extended property is ideal for families seeking a welcoming home in a sought-after area. The house boasts two inviting reception rooms, the well-appointed kitchen offers a lovely view of the garden. The two modern bathrooms, one on either floor make this a great property for a family. One of the standout features of this property is its location WITHIN THE CATCHMENT OF THE DARTFORD GRAMMAR SCHOOLS, making it an excellent choice for families prioritising education. The lovely garden offers a tranquil outdoor space, perfect for enjoying sunny days. Additionally, the property benefits from ample off-road parking and garage. INTERNAL VIEWING A MUST.



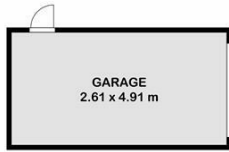
48 Stanham Road

£560,000 Freehold

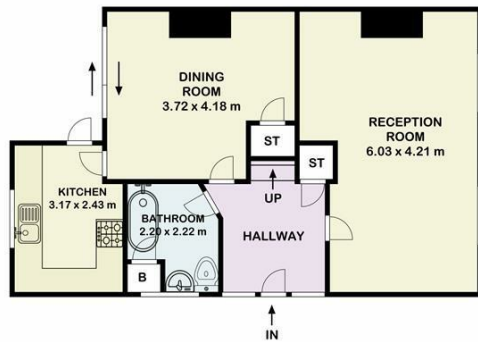


- O.I.R.O £560,000
- 4 GOOD SIZE BEDROOMS
- 2 BATHROOMS
- LOVELY GARDEN
- SIMILAR PROPERTIES REQUIRED
- DARTFORD GRAMMAR CATCHMENT
- 2 RECEPTION ROOMS
- WELL APPOINTED KITCHEN
- AMPLE OFF ROAD PARKING
- EPC RATING D COUNCIL TAX BAND E





Outbuilding



Ground Floor



First Floor

Stanham Road Dartford Kent DA1 3AN

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 E

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		CUBED	14 to 16
Very energy efficient - lowest running costs			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D		60	
(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