

LIVERMORES
THE ESTATE AGENTS

4 Bedrooms

House - Semi-Detached

Offers In The Region Of

£525,000

Located in

Dartford



www.livermores.co.uk



222 Watling Street

Dartford DA2 6EW



Livermores are proud to present this charming semi-detached house which presents an excellent opportunity for those seeking a spacious and modern family home. Boasting four well-proportioned bedrooms, this property is perfect for families or professionals who value comfort and convenience.

Upon entering, you will be greeted by an inviting open-plan layout on the ground floor, which seamlessly connects the two reception rooms, creating a warm and welcoming atmosphere. This design not only enhances the flow of natural light but also provides ample space for entertaining guests or enjoying family time. The extended double storey to the side and single storey to the rear further enhances the living space, ensuring that every corner of the home is utilised to its fullest potential.

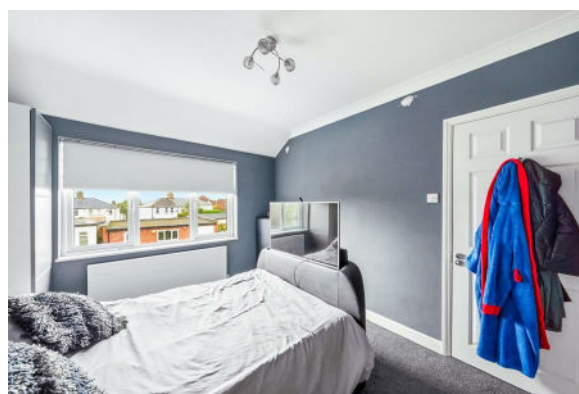
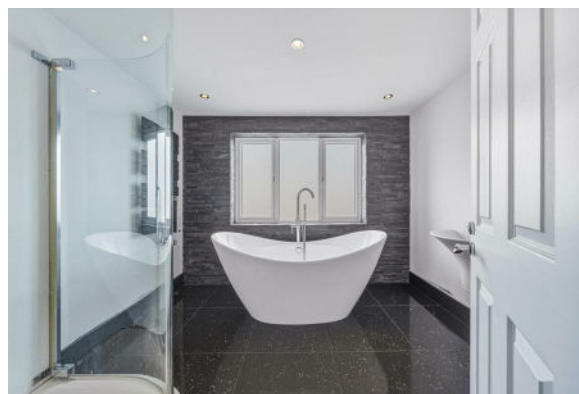
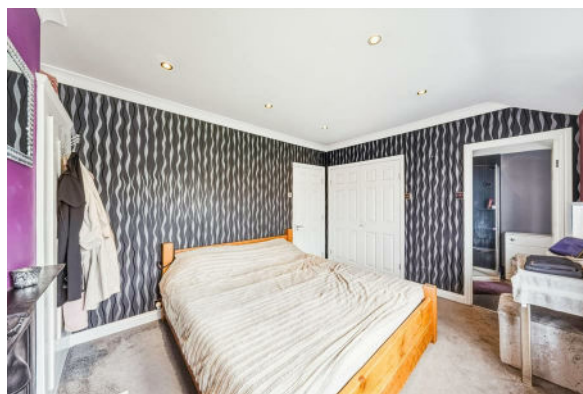
The property features two well-appointed bathrooms, catering to the needs of a busy household. Additionally, a garage and a driveway offer practical solutions for parking and storage, making daily life that little bit easier.

Situated in a desirable area, this home benefits from easy access to local amenities, schools, and transport links, making it an ideal choice for those who appreciate the balance of suburban tranquillity and urban convenience.

Do not miss the chance to make this delightful property your own. Embrace the benefits of modern living in a location that truly has it all.

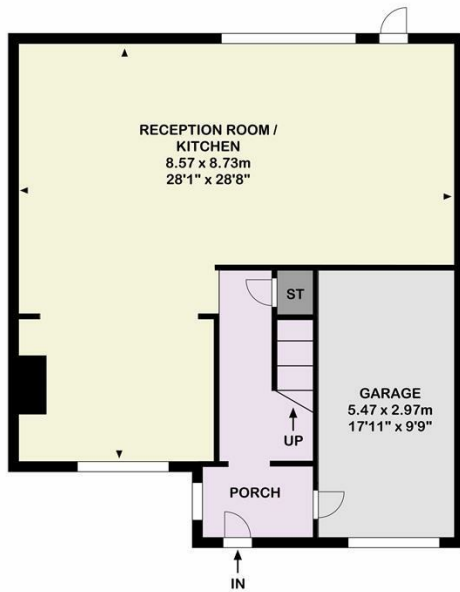
222 Watling Street

£525,000 Freehold



- OFFERS IN THE REGION OF £525,000
- EN-SUITE & FAMILY BATHROOM
- OPEN-PLAN LIVING AREA
- DRIVEWAY SPACE
- SIMILAR PROPERTIES REQUIRED

- FOUR BEDROOM SEMI-DETACHED HOUSE
- OUTBUILDING
- BOASTING AN IMPRESSIVE FLOOR AREA OF 1463 SQUARE FEET
- DOUBLE-STOREY SIDE EXTENSION & SINGLE-STOREY EXTENSION TO THE REAR
- COUNCIL TAX BAND 'C', EPC RATING 'D'



Ground Floor



First Floor

Watling Street, Dartford, DA2 6EW

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 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		
(55-68)	D	63	71
(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.company.co.uk