

# LIVERMORES

THE ESTATE AGENTS

2 Bedrooms

Bungalow - Detached

Price Guide

£475,000

Located in

Dartford



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# 1 Heathlands Rise

Dartford DA1 3HS



GUIDE PRICE £475,000 - £500,000... Nestled in the desirable area of West Dartford, this charming two-bedroom detached bungalow on Heathlands Rise presents a rare opportunity for those seeking a comfortable and convenient home. The property boasts a welcoming entrance hall that leads into a spacious lounge, perfect for relaxation and entertaining. The fitted kitchen is well-equipped, making meal preparation a delight.

Both bedrooms are generously sized doubles, providing ample space for rest and personalisation. The bathroom is conveniently located, ensuring ease of access for all residents. This bungalow is further enhanced by off-road parking at the front, double glazing throughout, and efficient gas central heating, ensuring warmth and comfort all year round.

One of the standout features of this property is its substantial plot, which offers exciting potential for extension, subject to planning permission. The loft is fully boarded and insulated, providing additional storage or the possibility for future development.

Situated within walking distance of esteemed educational institutions, including Dartford Grammar Schools and Wentworth Primary School, this home is ideal for families. The location also benefits from excellent transport links and local amenities, making it a perfect choice for those looking to enjoy the best of Dartford living.

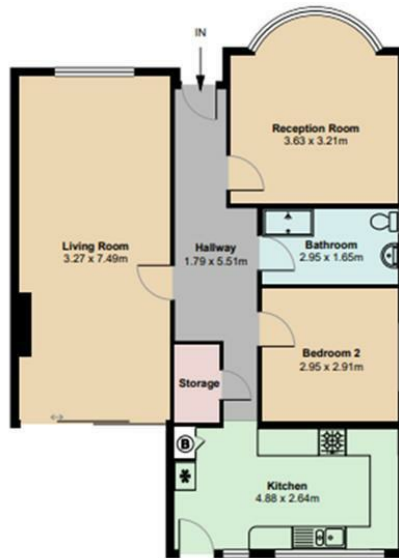
This bungalow is available chain-free, making it an attractive option for buyers looking to move swiftly. Viewing is highly recommended to fully appreciate the charm and potential of this delightful property.

# 1 Heathlands Rise

£475,000 Freehold



- GUIDE PRICE £475,000 - £500,000
- POTENTIAL TO EXTEND STPP
- PARKING TO THE REAR OF THE PROPERTY
- ROOM IN THE LOFT - CURRENTLY USED AS STORAGE
- SIMILAR PROPERTIES REQUIRED
- TWO DOUBLE BEDROOM DETACHED BUNGALOW
- SUBSTANTIAL PLOT
- CHAIN FREE!
- DARTFORD GRAMMAR SCHOOL CATCHMENT AREA
- EPC RATING 'D', COUNCIL TAX BAND 'E'



## 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		Current	Maximum
Very energy efficient - lowest running costs			
(92 plus) A			
(81-91) B			
(69-80) C			73
(55-68) D		62	
(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