

LIVERMORES

THE ESTATE AGENTS

3 Bedrooms

House - Semi-Detached

Price Guide

£450,000

Located in

Dartford



www.livermores.co.uk



136 Wilmot Road

Dartford Kent DA1 3BE



GUIDE PRICE £450,000 - £475,000... Nestled on the charming Wilmot Road in Dartford, this delightful semi-detached house offers a perfect blend of comfort and convenience. Spanning an impressive 914 square feet, the property features three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining guests. The property boasts a well-appointed bathroom, catering to the needs of modern living.

One of the standout features of this residence is the parking provision for two vehicles, a valuable asset in today's busy world. This convenience allows for easy access and peace of mind, particularly in a bustling area like Dartford.

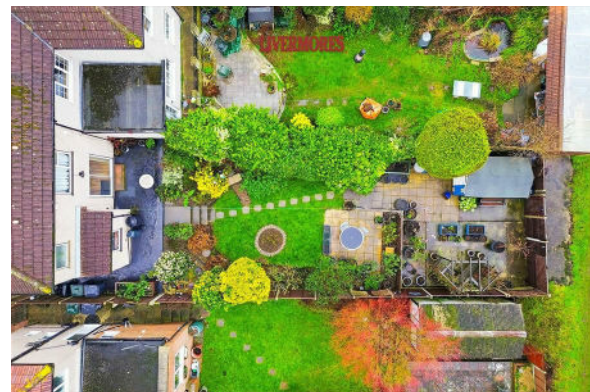
The location itself is a significant advantage, with local amenities, schools, and transport links within easy reach, making it a desirable choice for those looking to settle in a vibrant community.

In summary, this semi-detached house on Wilmot Road presents an excellent opportunity for prospective buyers or renters seeking a comfortable and spacious home in Dartford. With its appealing features and prime location, it is sure to attract interest from a variety of potential residents.



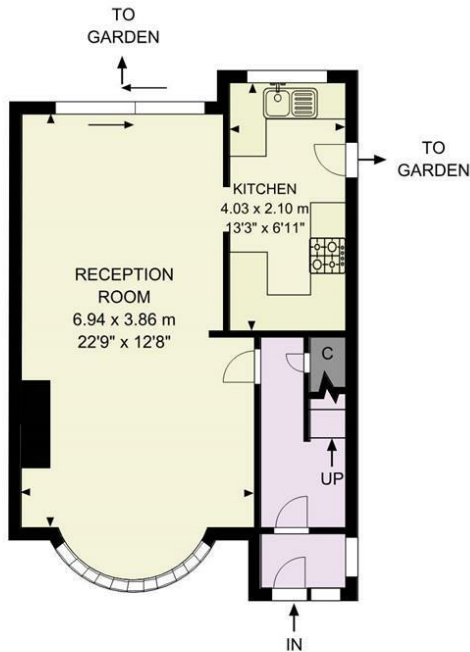
136 Wilmot Road

£450,000 Freehold

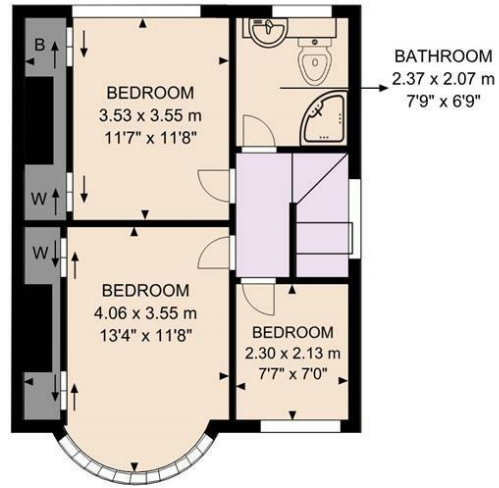


- GUIDE PRICE £450,000 - £475,000
- DRIVeway FOR TWO CARS
- GREAT LOCATION FOR CRAYFORD & DARTFORD STATIONS
- SIZEABLE REAR GARDEN
- SIMILAR PROPERTIES REQUIRED
- THREE BEDROOM SEMI-DETACHED FAMILY HOME
- DARTFORD GRAMMAR SCHOOL CATCHMENT
- BEAUTIFUL VIEW ONTO WILMOT PARK
- POTENTIAL TO EXTEND (STPP)
- COUNCIL TAX BAND 'D', EPC RATING 'D'





Ground Floor



First Floor

WILMOT ROAD, DA1

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, wall thicknesses, 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. All measurements are taken at the widest points, internally, with the first measurement referring to the vertical dimension. May not be to scale. Powered by airvideography.com

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	Potential
Very energy efficient - lowest running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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