

# LIVERMORES

THE ESTATE AGENTS

2 Bedrooms

House - End Terrace

Price Guide

£350,000

Located in

Dartford



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# 131 Hill Rise

Dartford DA2 7JA



GUIDE PRICE £350,000 - £375,000... Nestled in the charming village of Darenth, this delightful end-terrace house on Hill Rise presents an excellent opportunity for those seeking a blend of comfort and potential. Boasting two well-proportioned bedrooms and a spacious reception room, the property offers ample living accommodation for individuals or small families.

One of the standout features of this home is the generous side garden, which not only enhances the outdoor space but also provides a substantial plot with significant potential for development, subject to planning permission. This could be an ideal opportunity for those looking to expand or personalise their living space.

The property also benefits from off-street parking, ensuring convenience for residents and visitors alike. Set in a quiet rural location, it offers a peaceful retreat while still being close to essential amenities. The proximity to Darenth Valley Hospital and excellent motorway links makes this home particularly appealing for commuters and healthcare professionals.

In summary, this property is a wonderful blend of rural charm and modern convenience, making it a perfect choice for anyone looking to settle in a vibrant community with plenty of room for growth. Don't miss the chance to make this house your home.



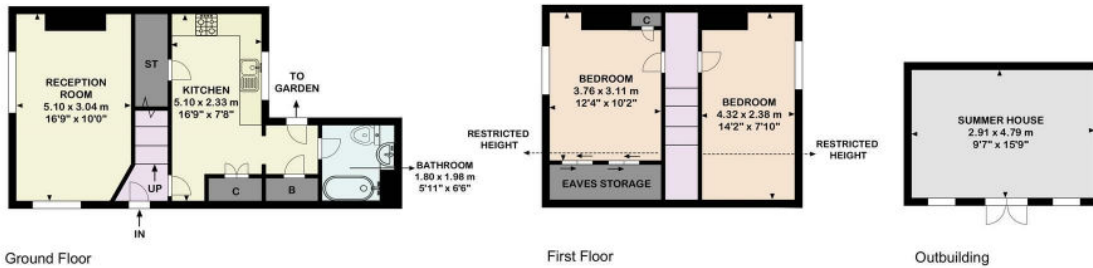
# 131 Hill Rise

£350,000 Freehold



- GUIDE PRICE £350,000 - £375,000
- SUBSTANTIAL PLOT
- QUIET RURAL LOCATION
- OFF-STREET PARKING
- SIMILAR PROPERTIES REQUIRED
- TWO DOUBLE BEDROOM END OF TERRACE FAMILY HOME
- HUGE AMOUNTS OF POTENTIAL
- SUMMER HOUSE CURRENTLY BEING USED AS A GYM
- PRIVATE CUL-DE-SAC
- COUNCIL TAX BAND 'B', EPC RATING 'D'





**HILL RISE DARTFORD DA2**

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 B

## 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) <b>A</b>		
(81-91) <b>B</b>			<b>81</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>64</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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