

# LIVERMORES

THE ESTATE AGENTS

3 Bedrooms

House - Semi-Detached

Price Guide

£525,000

Located in

Dartford



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# 3 Walkley Road

Dartford Kent DA1 3BH



GUIDE PRICE £525,000 TO £550,000.... WEST DARTFORD... This beautifully presented semi detached family home is perfect to just move straight into. Having been extensively refurbished and extended in recent years, this lovely family home is also located approximately THREE QUARTERS OF A MILE TO THE SOUGHT AFTER DARTFORD GRAMMAR SCHOOLS, plus various excellent primary schools. Situated in a popular residential road, over 3 floors, the property comprises open plan living area with a stunning kitchen with an island, lounge area and cloakroom to the ground floor, To the 1st floor there are 2 excellent size double bedrooms a family bathroom and well though out office area for those who work from home. There is a master suite to the top floor comprising of a large double bedroom with ensuite and Juliette balcony . Externally there is a well maintained rear garden with large patio area, out building and parking to the front for 2 vehicles. INTERNAL VIEWING IS A MUST.



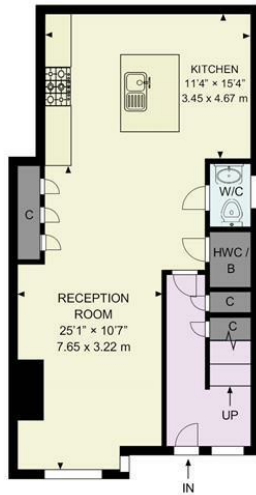
# 3 Walkley Road

£525,000 Freehold



- GUIDE PRICE £525,000 TO £550,000
- WEST DARTFORD
- STUNNING KITCHEN
- ENSUITE TO MASTER BEDROOM
- OFF ROAD PARKING
- GRAMMAR SCHOOL CATCHMENT
- OPEN PLAN GROUND FLOOR
- 3 DOUBLE BEDROOMS
- FIRST FLOOR BATHROOM
- EPC RATING E COUNCIL TAX BAND D

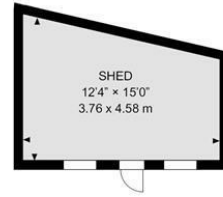




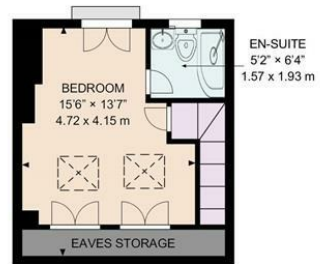
Ground Floor



First Floor



Outbuildings



Second Floor

WALKLEY 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	Maximum
Very energy efficient - lowest running costs			
(92 plus) A			90
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		46	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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