

LIVERMORES

THE ESTATE AGENTS

3 Bedrooms

House - Semi-Detached

Price Guide

£500,000

Located in

Wilmington



www.livermores.co.uk



60 Tredegar Road

Wilmington Kent DA2 7AZ



GUIDE PRICE £500,000 - £520,000...

Situated in a sought-after and private location, this well-presented three-bedroom semi-detached home on Tredegar Road offers an excellent opportunity for families and professionals alike.

The property boasts a spacious through lounge-diner, creating a bright and versatile living space ideal for both relaxing and entertaining. Externally, the home benefits from off-street parking and a garage, with the added potential to convert the garage into a home office—perfect for modern working-from-home needs.

Upstairs, three well-proportioned bedrooms provide comfortable accommodation, making this an ideal family home. There is also potential to extend (STPP), offering scope to further enhance and personalise the property.

Perfectly positioned for education, the home falls within the catchment area for highly regarded schools including Wilmington Grammar School for Boys, Wilmington Grammar School for Girls, and Wilmington Academy, as well as the highly rated Wilmington Primary School. Additionally, North West Kent College is within close proximity.

For commuters, the property offers excellent access to the A2 and M25, making travel into London and surrounding areas convenient.



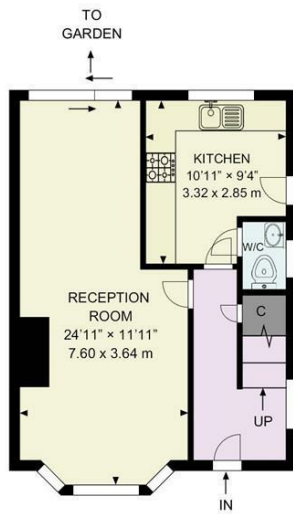
60 Tredegar Road

£500,000 Freehold

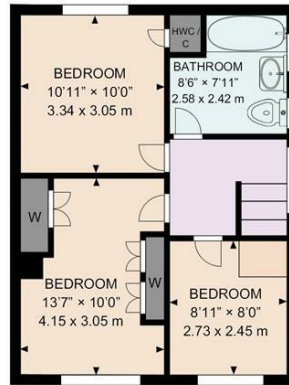


- GUIDE PRICE £500,000 - £520,000
- OFF-STREET PARKING & GARAGE
- POTENTIAL TO EXTEND (STPP)
- SOUGHT-AFTER & PRIVATE LOCATION
- SIMILAR PROPERTIES REQUIRED
- THREE BEDROOM SEMI-DETACHED HOUSE
- CATCHMENT AREA FOR SOUGHT-AFTER GRAMMAR SCHOOLS
- THROUGH LOUNGE-DINER
- BEAUTIFUL HEATHLAND WALKS & LOCAL AMENITIES
- COUNCIL TAX BAND 'D', EPC REPORT 'D'

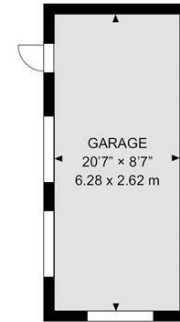




Ground Floor



First Floor



Outbuildings

TREDEGAR RD 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 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		CURB	INTRA
Very energy efficient - lowest running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D		60	
(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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