

LIVERMORES

THE ESTATE AGENTS

5 Bedrooms

House - Semi-Detached

Offers In Excess Of

£695,000

Located in

Dartford



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24 James Road

Dartford DA1 3NF



OFFERS IN EXCESS OF £695,000

Livermores are delighted to present this impressive five-bedroom extended semi-detached family home, ideally positioned within the sought-after Dartford Grammar School catchment area.

The property has been substantially extended to the side, rear and loft, creating generous and versatile accommodation perfectly suited to a growing family. Presented in excellent condition throughout, the home benefits from spacious living areas, five well-proportioned bedrooms, a ground-floor shower room and a family bathroom on the first floor.

Externally, the property boasts a sizable rear garden with a useful outbuilding, while to the front there is the added benefit of off-street parking.

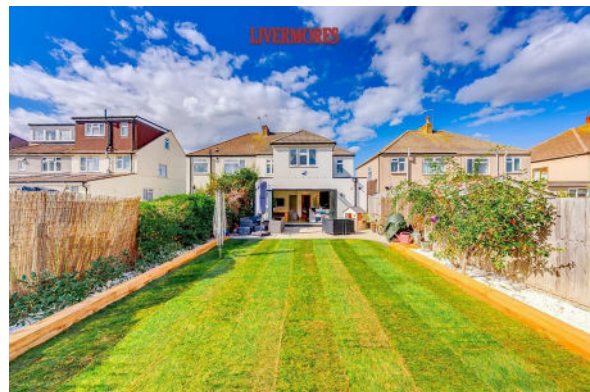
James Road is conveniently located for a range of local schools, amenities and transport links, with Crayford Station within close proximity, providing excellent connections for commuters.

Early viewing is highly recommended to fully appreciate the size, condition and location of this superb family home.



24 James Road

£695,000 Freehold



- OFFERS IN EXCESS OF £695,000
- DARTFORD GRAMMAR SCHOOL CATCHMENT AREA
- GREAT CONDITION & WELL-PRESENTED THROUGHOUT
- GROUND FLOOR SHOWER ROOM AND FAMILY BATHROOM ON FIRST FLOOR
- OFF-STREET PARKING
- FIVE BEDROOM EXTENDED SEMI-DETACHED FAMILY HOME
- EXTENDED TO SIDE, REAR & LOFT
- CLOSE PROXIMITY TO CRAYFORD STATION
- OUTBUILDING IN SIZABLE REAR GARDEN
- COUNCIL TAX BAND 'D', EPC RATING 'C'



Approximate Gross Internal Area = 1,722 sq ft / 160.00 sq m
 Ground Floor Area (918 sq ft / 85.33 sq m approx.)
 First Floor Area (679 sq ft / 63.12 sq m approx.)
 Second Floor Area (127 sq ft / 11.78 sq m approx.)
 Outbuilding Area (194 sq ft / 18.00 sq m approx.)



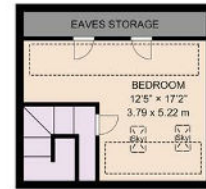
Ground Floor



First Floor



Outbuildings



Second Floor

JAMES RD DA1

The plan is intended solely as a layout guide, and no liability is taken for any errors, omissions, or misstatement. 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, shapes, compass bearing, position and distances are approximate. No guarantee is provided regarding the total area. Not to scale.

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Reduced headroom below 1.5m / 5ft

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		
Very energy efficient - lower running costs	CARE	10 to 100
(92 plus) A		
(81-91) B		
(69-80) C	74	80
(55-68) D		
(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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