

LIVERMORES
THE ESTATE AGENTS

4 Bedrooms

House - End Terrace

£475,000

Located in

Dartford



www.livermores.co.uk



65 Hawley Road

Dartford Kent DA1 1PG



Set back on Hawley Road in Dartford, this immaculately presented end terrace townhouse offers a perfect blend of modern living and versatile accommodation. Spanning an impressive 1,183 square feet, this delightful property features four well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are greeted by a spacious hallway that sets the tone for the rest of the home. The ground floor boasts a versatile study or fourth bedroom, perfect for those who work from home or require additional living space. The large kitchen diner is a highlight, providing an excellent area for family meals and entertaining guests. Adjoining the kitchen is a lovely conservatory, which invites natural light and offers a serene space to relax.

Completing the ground floor layout is a convenient WC, ensuring practicality for everyday living. Ascending to the first floor, you will find a generous lounge that serves as a comfortable retreat, alongside one of three further double bedrooms. The family bathroom is well-appointed on the second floor along with the other two double bedrooms. The master bedroom benefits from an ensuite, providing a private sanctuary for relaxation.

Outside, the property features a good-sized, low-maintenance rear garden, perfect for enjoying the outdoors without the hassle of extensive upkeep. Additionally, the property comes with a garage and parking space in front, offering convenience and security for your vehicle.

Hawley Road provides easy access to a range of local amenities. Shops, schools and green spaces are all within convenient reach, while excellent transport links make commuting to surrounding areas straightforward.

65 Hawley Road

£475,000 Freehold



- IMMACULATELY PRESENTED 3/4 BED END TERRACE TOWN HOUSE
- 1183 SQUARE FEET OF VERSATILE ACCOMODATION
- FOURTH BEDROOM/STUDY ON GROUND FLOOR
- THREE FURTHER DOUBLE BEDROOMS
- ADDITIONAL CONSERVATORY ROOM
- LARGE KITCHEN DINER
- ENSUITE TO MASTER BEDROOM AND GROUND FLOOR WC
- GARAGE WITH PARKING SPACE
- SIMILAR PROPERTIES REQUIRED
- EPC RATING C | COUNCIL TAX BAND E

Approximate Gross Internal Area = 1,183 sq ft / 109.89 sq m
 Ground Floor Area (394 sq ft / 36.63 sq m approx.)
 First Floor Area (394 sq ft / 36.63 sq m approx.)
 Second Floor Area (394 sq ft / 36.63 sq m approx.)
 Outbuilding Area (143 sq ft / 13.31 sq m approx.)



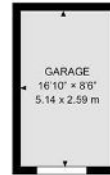
Ground Floor



First Floor



Second Floor



Outbuildings

HAWLEY ROAD DARTFORD 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 / 5'0"

Council Tax Band E

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 - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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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