

LIVERMORES

THE ESTATE AGENTS

3 Bedrooms

House - Semi-Detached

Price Guide

£450,000

Located in

Dartford



www.livermores.co.uk



14 Waltham Close

Dartford DA1 3LT



GUIDE PRICE £450,000 - £475,000

Situated within a popular cul-de-sac in West Dartford is this three-bedroom semi-detached family home, offering generous accommodation and huge potential for a new owner to make their own.

The property benefits from off-street parking, a conservatory providing additional living space and a sizable rear garden, making it an excellent option for families. There is also exciting potential to extend, subject to the necessary planning permissions (STPP).

Waltham Close is particularly well positioned for families, falling within the Dartford Grammar School catchment area, while offering convenient access to local schools, amenities and transport links.

With its sought-after location, generous garden and excellent potential, this property presents a fantastic opportunity for buyers looking to create a long-term family home.

Early viewing is highly recommended.



14 Waltham Close

£450,000 Freehold



- GUIDE PRICE £450,000 - £475,000
- DARTFORD GRAMMAR SCHOOL CATCHMENT AREA
- OFF-STREET PARKING
- HUGE AMOUNTS OF POTENTIAL
- POTENTIAL TO EXTEND (STPP)
- THREE BEDROOM SEMI-DETACHED FAMILY HOME
- POPULAR CUL-DE-SAC LOCATION IN WEST DARTFORD
- CONSERVATORY
- SIZABLE REAR GARDEN
- COUNCIL TAX BAND 'D', EPC RATING 'E'



Approximate Gross Internal Area = 759 sq ft / 70.50 sq m
 Ground Floor Area (398 sq ft / 37.00 sq m approx.)
 First Floor Area (361 sq ft / 33.50 sq m approx.)
 Conservatory Area (156 sq ft / 14.46 sq m approx.)



Ground Floor



First Floor

WALTHAM CLOSE CRAYFORD, 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 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	Inside
Very energy efficient - lowest running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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