

LIVERMORES
THE ESTATE AGENTS

3 Bedrooms

House - Semi-Detached

£360,000

Located in

Dartford



www.livermores.co.uk



17 Valley Road

Dartford DA1 3PJ



**** £360,000 - £380,000 ****

Located in the desirable area of Valley Road, Crayford, Dartford, this charming semi-detached house, built in 1930, offers a perfect blend of character and modern living. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The first-floor bathroom adds convenience, ensuring that daily routines are easily managed.

The house boasts two inviting reception rooms, providing ample space for relaxation and entertaining guests. Whether you prefer a cosy evening in or hosting gatherings, these versatile areas cater to your lifestyle needs.

One of the standout features of this property is the off-street parking, a valuable asset in this sought-after location, allowing for easy access and peace of mind.

Surrounded by local amenities and excellent transport links, this home is perfectly positioned for both convenience and community living. With its appealing features and prime location, this semi-detached house is a wonderful opportunity for anyone looking to settle in a vibrant and welcoming neighbourhood. Don't miss the chance to make this delightful property your new home.

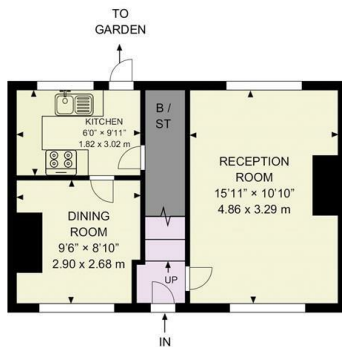
17 Valley Road

£360,000 Freehold



- £360,000 - £380,000
- CLOSE TO CRAYFORD STATION
- OFF STREET PARKING
- GAS CENTRAL HEATING
- POTENTIAL FOR EXTENTION (STPP)
- 3 BEDROOMS
- CLOSE TO AMENITIES
- DOUBLE GLAZED
- GARDEN
- EPC RATING D COUNCIL TAX BAND C

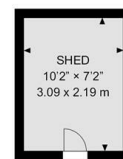
Approximate Gross Internal Area = 774 sq ft / 71.92 sq m
 Ground Floor Area (387 sq ft / 35.96 sq m approx.)
 First Floor Area (387 sq ft / 35.96 sq m approx.)
 Outbuilding Area (73 sq ft / 6.76 sq m approx.)



Ground Floor



First Floor



Outbuildings

VALLEY ROAD, CRAYFORD, KENT 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 C

Local Authority

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	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

126 Crayford Road

Crayford

Kent

DA1 4ES

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crayford@livermores.co.uk

01322 550777

www.company.co.uk