

LIVERMORES
THE ESTATE AGENTS

4 Bedrooms

House - Detached

Offers In The Region Of

£700,000

Located in

Dartford



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1 High Trees

Dartford Kent DA2 6PL



O.I.R.O £700,000.... This beautifully presented detached family home is set in a secluded corner of this sought after cul-de-sac and is JUST OVER A 1 MILE WALK TO DARTFORD MAINLINE STATION. Measuring an impressive 1402 feet square the ground floor comprises 2 good size reception rooms, a large kitchen/diner with ample work surface for those who enjoy cooking or baking, utility room, cloakroom and conservatory with views over the garden. On the 1st floor there is a master bedroom with a well appointed ensuite shower room, 3 further good size bedrooms and a family bathroom.

This lovely family home is perfect for a large family with ample space and a nice size rear garden but still has excellent scope to extend (stpp). Other benefits include ample parking with a DOUBLE GARAGE WITH ELETRIC CHARGING POINT, a private driveway, timber plantation shutters to most of the rooms, double glazing and gas central heating. Ideally located for excellent schools and local amenities including a short journey to Bluewater with it's excellent shopping facilities, bars, restaurants and multiplex cinema. VIEWING HIGHLY RECOMMENDED.

1 High Trees

£700,000 Freehold



- O.I.R.O £700,000
- MEASURING 1402 SQUARE FEET
- ENSUITE AND FAMILY BATHROOM
- DOUBLE GARAGE & DRIVEWAY
- 1.2 MILE WALK TO DARTFORD STATION
- 4 BEDROOM DETACHED
- 2 GOOD SIZE RECEPTIONS
- LARGE KITCHEN/DINER
- SCOPE TO EXTEND (STPP)
- EPC RATING 'C' COUNCIL TAX BAND 'F'

Approximate Gross Internal Area = 1,407 sq ft / 130.72 sq m → N
 Ground Floor Area (741 sq ft / 68.90 sq m approx.)
 First Floor Area (665 sq ft / 61.82 sq m approx.)
 Outbuilding Area (299 sq ft / 27.81 sq m approx.)



HIGH TREES, DA2

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.
 © airvideography.com. Unauthorised reproduction prohibited. Reduced Headroom (RH) below 1.5m / 5'0"

Council Tax Band F

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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	77
(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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