

LIVERMORES
THE ESTATE AGENTS

3 Bedrooms

House - Terraced

£425,000

Located in

Dartford



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46 Green Walk

Dartford DA1 4JL



O.I.R.O £425,000 Located in the charming area of Green Walk, Crayford, Dartford, this beautifully presented terraced house offers a delightful blend of comfort and convenience. The property spans an impressive 872 square feet, providing ample space for families or those seeking a comfortable home.

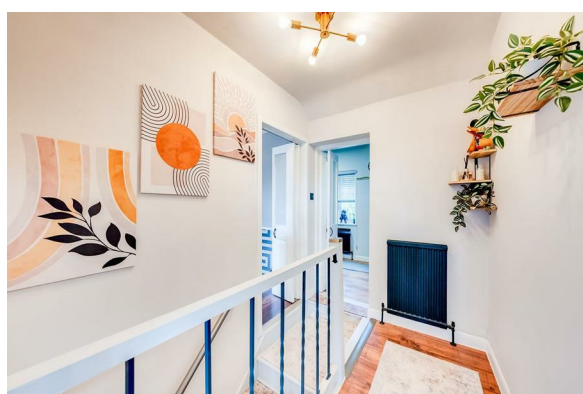
The house features three well-proportioned bedrooms, perfect for accommodating family members or guests. There are two reception rooms, both inviting and serve as an ideal space for relaxation or entertaining friends. The property also includes a modern bathroom, ensuring that all essential amenities are readily available.

One of the standout features of this home is its fantastic location. Residents will appreciate being just a stone's throw away from a variety of shops, cafes, and bars, making it easy to enjoy local amenities. For those who commute, Crayford Station is conveniently close, providing excellent transport links to London and beyond. Additionally, families will benefit from the proximity to several highly regarded schools, making this property an excellent choice for those with children.

In summary, this terraced house on Green Walk is not only beautifully presented but also ideally situated to enjoy the best of Crayford living. With its spacious layout and close-knit community feel, it presents a wonderful opportunity for anyone looking to settle in this vibrant area.

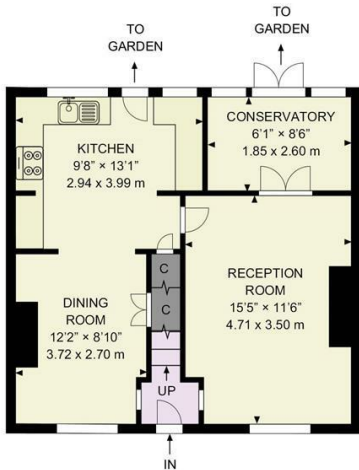
46 Green Walk

£425,000 Freehold

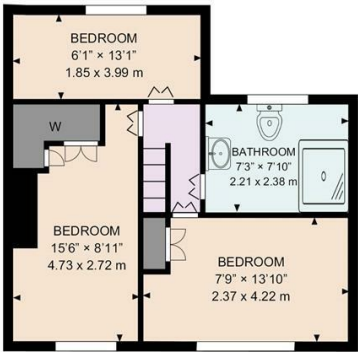


- O.I.R.O £425,000
- 3 GOOD SIZE BEDROOMS
- SUPERB KITCHEN/DINER
- FIRST FLOOR SHOWER ROOM
- IDEAL FOR SCHOOLS
- BEAUTIFULLY PRESENTED
- SPACIOUS RECEPTION ROOM
- 0.6 MILES TO CRAYFORD STATION
- POPULAR RESIDENTIAL ROAD
- EPC RATING D COUNCIL TAX BAND C

Approximate Gross Internal Area = 876 sq ft / 81.38 sq m
Ground Floor Area (358 sq ft / 33.29 sq m approx.)
First Floor Area (358 sq ft / 33.29 sq m approx.)
Conservatory Area (52 sq ft / 4.81 sq m approx.)



Ground Floor



First Floor

GREEN WALK, CRAYFORD, 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'

Council Tax Band C

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		78
(55-68) D	66	
(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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