

LIVERMORES

THE ESTATE AGENTS

4 Bedrooms

House - Semi-Detached

Price Guide

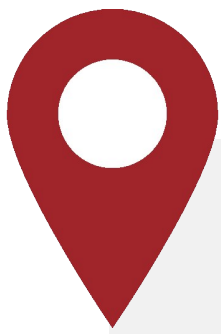
£550,000

Located in

Dartford



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79 James Road

Dartford Kent DA1 3NE



Situated on the highly sought-after James Road in West Dartford is this beautifully presented FOUR BEDROOM SEMI-DETACHED FAMILY HOME, offering generous and versatile accommodation arranged across three floors.

The property has been thoughtfully extended to the rear and into the loft, creating an excellent family home with an impressive amount of living space. The ground floor comprises a welcoming living room, downstairs W.C., separate utility room and a spacious open-plan kitchen/dining area, providing a fantastic setting for both everyday family life and entertaining. There is also useful side storage with both external and internal access.

On the first floor, the property offers two well-proportioned double bedrooms alongside a stylish family bathroom, while the loft conversion provides two further bedrooms and an additional shower room.

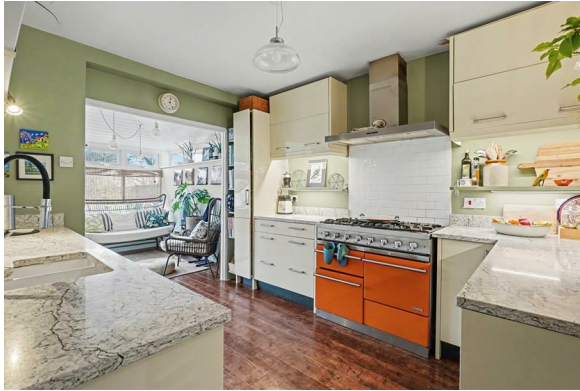
Externally, the property benefits from off-road parking and is positioned within one of West Dartford's most desirable residential areas.

James Road is particularly well placed for families, with convenient access to Dartford's highly regarded Grammar Schools, local primary schools, shops and everyday amenities. Both Dartford and Crayford railway stations are also within easy reach, providing excellent transport links for commuters.

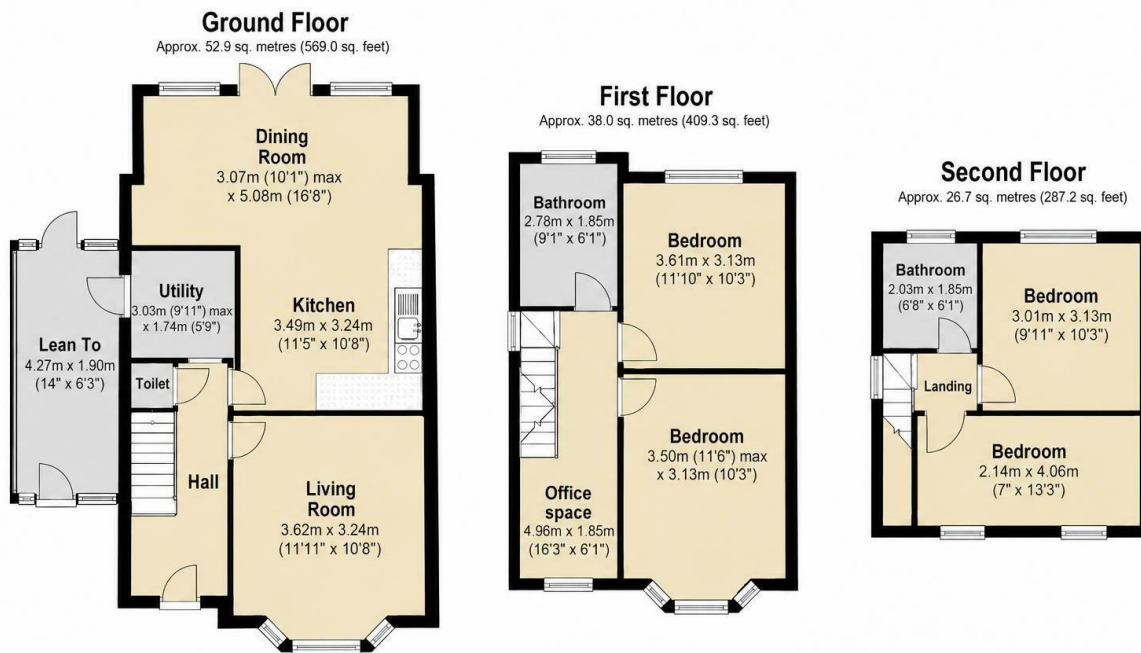
Offering four bedrooms, extended living accommodation and a sought-after West Dartford location, this is a fantastic family home that should be viewed to fully appreciate the space and quality of accommodation on offer.

79 James Road

£550,000 Freehold



- GUIDE PRICE £550,000 - £575,000
- FOUR BEDROOM SEMI-DETACHED FAMILY HOME
- EXTENDED TO THE REAR AND INTO THE LOFT
- OFF-ROAD PARKING
- TWO BATH/SHOWER ROOMS PLUS DOWNSTAIRS W.C.
- SEPARATE UTILITY ROOM
- SOUGHT-AFTER WEST DARTFORD LOCATION
- CLOSE TO DARTFORD GRAMMAR SCHOOLS, LOCAL AMENITIES & TRANSPORT LINKS
- USEFUL SIDE STORAGE WITH INTERNAL ACCESS
- COUNCIL TAX BAND 'D', EPC RATING 'D'



Total area: approx. 117.7 sq. metres (1266.4 sq. feet)

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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	63	
(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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