

**LIVERMORES**  
THE ESTATE AGENTS

3 Bedrooms

House - Terraced

Guide Price

£400,000

Located in

Kent



[www.livermores.co.uk](http://www.livermores.co.uk)



# 29 Dudsbury Road

Kent DA1 3BU



WEST DARTFORD \* GUIDE PRICE £400,000 TO £430,000 \* LOVELY CONDITION THROUGHOUT \* THROUGH LOUNGE \* OPEN PLAN TO KITCHEN \* OFFICE SPACE OFF OF LOUNGE WHICH COULD BE EASILY CONVERTED INTO EITHER A SHOWER OR UTILITY ROOM \* 3 BEDROOMS \* FIRST FLOOR BATHROOM \* DARTFORD GRAMMAR SCHOOL CATCHMENT \* REAR GARDEN \* LARGE GARAGE TO REAR \* OFF ROAD PARKING TO FRONT \* VIEWING HIGHLY RECOMMENDED \*

# 29 Dudsbury Road

£400,000 Freehold



- WEST DARTFORD
- DARTFORD GRAMMAR CATCHMENT
- OPEN PLAN LIVING AREA
- LARGE GARAGE TO REAR
- SIMILAR PROPERTIES REQUIRED
- WELL PRESENTED
- 3 BEDROOM MID TERRACE
- OFFICE SPACE TO GROUND FLOOR
- OFF ROAD PARKING TO FRONT
- EPC RATING 'C' COUNCIL TAX BAND 'C'



## Council Tax Band C

Local Authority Dartford Borough Council

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		86
(81-91) B		
(69-80) C	70	
(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	

1 Hythe Street  
Dartford  
Kent  
DA1 1BE

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dartford@livermores.co.uk  
01322 228090  
www.company.co.uk