

# LIVERMORES

THE ESTATE AGENTS

2 Bedrooms

Maisonette

Offers In The Region Of

£300,000

Located in

Dartford



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# 3 Windsor Drive

Dartford DA1 3HW



Nestled in the desirable area of West Dartford, this charming two-bedroom ground floor maisonette on Windsor Drive offers a perfect blend of comfort and convenience. With its own private rear garden, this property is ideal for those who appreciate outdoor space.

Furthermore, the property is being sold CHAIN FREE.

Upon entering, you are welcomed by an inviting entrance hall that leads to a spacious lounge, perfect for relaxation or entertaining guests. The fitted kitchen is well-equipped, making meal preparation a delight. The two bedrooms are generously sized, providing ample space for rest and personalisation. The bathroom is conveniently located, ensuring functionality for everyday living.

One of the standout features of this maisonette is its direct access to the rear garden, a wonderful spot for enjoying sunny days or hosting gatherings. Additionally, off-street parking at the front adds to the convenience of this property.

The location is particularly appealing for families, as it is within close proximity to highly sought-after primary and grammar schools, making the morning school run a breeze. Furthermore, Crayford train station is just a short distance away, providing excellent transport links for commuters.

This property is not only a lovely home but also a fantastic opportunity in a sought-after area. Viewings are highly recommended to fully appreciate all that this maisonette has to offer.





# 3 Windsor Drive

£300,000 Leasehold

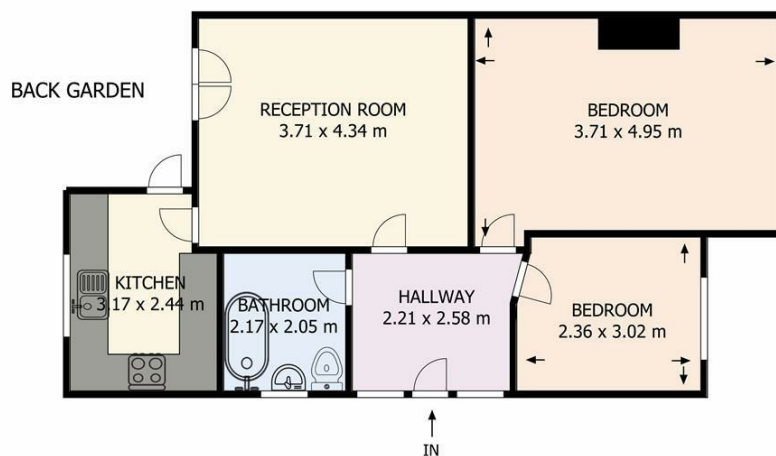


- OFFERS IN THE REGION OF £300,000
- CHAIN FREE!
- EXCELLENT LOCATION FOR SOUGHT-AFTER SCHOOLS
- CLOSE PROXIMITY TO DARTFORD & CRAYFORD STATION
- SIMILAR PROPERTIES REQUIRED
- TWO DOUBLE BEDROOM GROUND FLOOR MAISONETTE
- OFF-STREET PARKING
- DARTFORD GRAMMAR SCHOOL CATCHMENT AREA
- WELL-PRESENTED THROUGHOUT
- COUNCIL TAX BAND 'B', EPC RATING 'C'









Ground Floor

Windsor Drive Dartford DA1 3HW England

This plan serves solely as a layout guide, and no liability is assumed for errors, omissions, or inaccuracies. It was developed in accordance with the RICS Code of Measuring Practice. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are estimated and measured internally. For accurate measurement please consult a certified architect or surveyor prior to making any decisions based on this plan. The first measurement provided refers to the vertical wall.

## Council Tax Band B

## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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