

# LIVERMORES

THE ESTATE AGENTS

3 Bedrooms

House - Terraced

Price Guide

£350,000

Located in

Dartford



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



# 99 Henderson Drive

## Dartford DA1 5LD

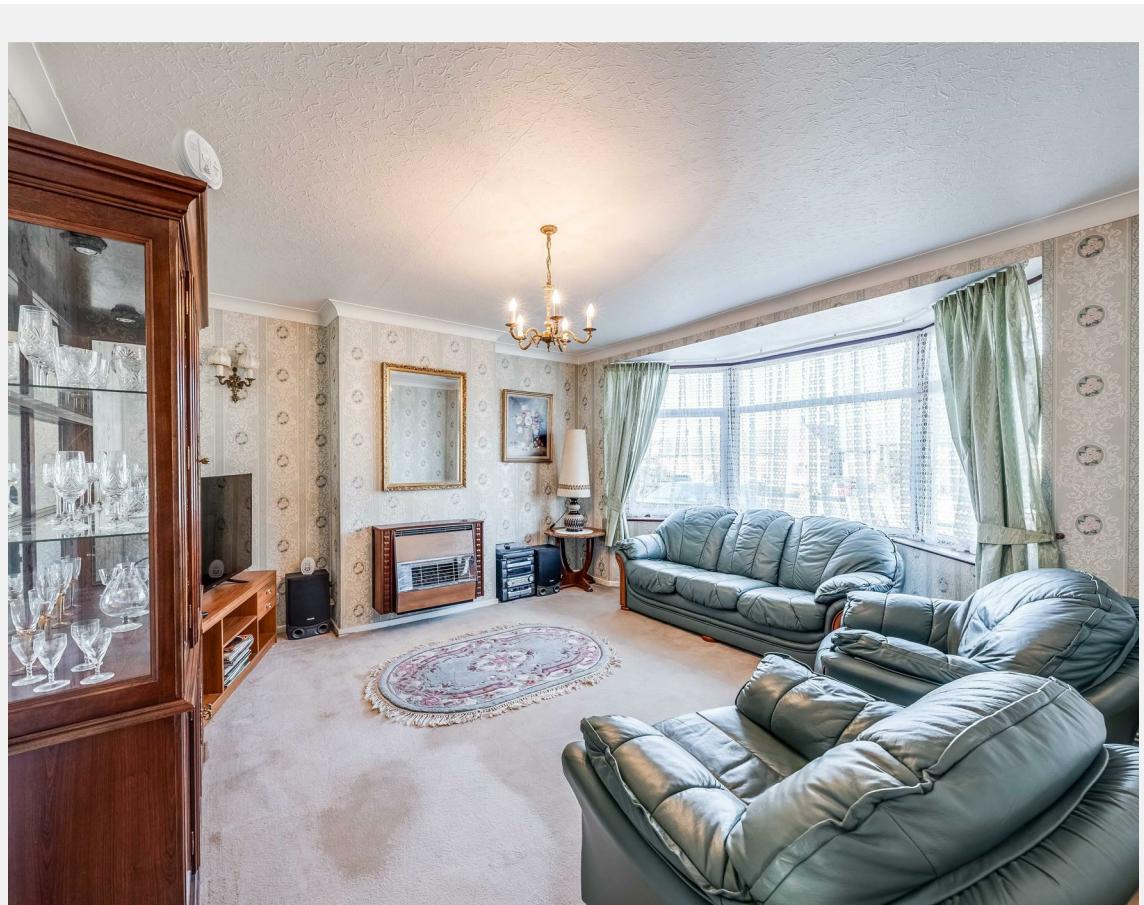


GUIDE PRICE £350,000 - £375,000... Nestled on Henderson Drive in Dartford, this charming three-bedroom terraced house offers a delightful blend of comfort and convenience. Spanning an impressive 957 square feet, the property features two inviting reception rooms, perfect for both relaxation and entertaining. The first-floor bathroom adds to the practicality of the home, making daily routines effortless.

One of the standout features of this property is the beautiful garden space, providing a serene outdoor retreat for gardening enthusiasts or those who simply wish to enjoy a breath of fresh air. Additionally, the outbuilding presents a fantastic opportunity for use as an office or study, catering to the needs of modern living and remote work.

Situated within close proximity to Dartford town centre and the train station, this home is ideally located for those who commute or enjoy the vibrant local amenities. Shopping is made easy with local convenience stores just a short stroll away, and the renowned Bluewater shopping centre is also within easy reach, offering a plethora of retail and dining options.

This property holds immense potential, making it an excellent choice for families or individuals seeking a comfortable home in a well-connected area. With its appealing features and prime location, this terraced house is not to be missed.



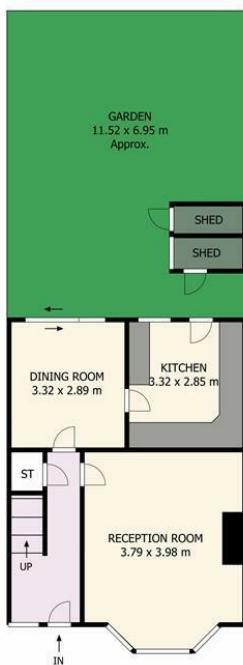
# 99 Henderson Drive

£350,000 Freehold

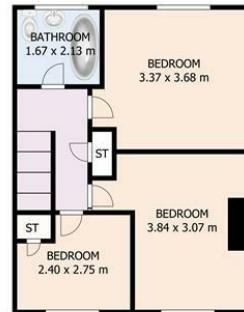


- GUIDE PRICE £350,000 - £375,000
- CLOSE PROXIMITY TO DARTFORD TOWN CENTRE & STATION
- HUGE AMOUNTS OF POTENTIAL
- OUTBUILDING
- SIMILAR PROPERTIES REQUIRED
- THREE BEDROOM TERRACED HOUSE
- DARTFORD GRAMMAR SCHOOL CATCHMENT AREA
- BEAUTIFUL GARDEN SPACE
- FIRST FLOOR BATHROOM
- COUNCIL TAX BAND 'C', EPC RATING 'D'





Ground Floor



First Floor

Henderson Drive Dartford DA1 5LD

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 measurements, please consult a certified architect or surveyor prior to making any decisions based on this plan.

## 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		87
(81-91) B		
(69-80) C		
(55-68) D	62	
(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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