

# LIVERMORES

THE ESTATE AGENTS

3 Bedrooms

House - Semi-Detached

Offers In The Region Of

£475,000

Located in

Dartford



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



# 52 Tudor Close

Dartford DA1 3HU



Welcome to Tudor Close, Dartford - a charming and inviting location for this three-bedroom extended semi-detached family home. This property is a gem, boasting two reception rooms, ideal for entertaining guests or simply relaxing with your loved ones.

Situated in the sought-after Dartford Grammar School catchment area, this home is perfect for families looking to provide their children with a top-tier education. Additionally, being in West Dartford, you'll find yourself within walking distance of 'outstanding' primary schools, making the morning school run a breeze.

One of the standout features of this property is the private and spacious rear garden, offering a tranquil retreat where you can unwind after a long day. With parking space for two vehicles on the driveway, you'll never have to worry about finding a spot to park.

The property is well-presented throughout, ensuring that you can move in hassle-free and start creating memories in your new home. And the best part? This property is being sold chain-free, making the buying process smooth and straightforward.

Don't miss out on the opportunity to own this lovely family home in a popular location. Contact us today to arrange a viewing and take the first step towards making Tudor Close your new address.



# 52 Tudor Close

£475,000 Freehold



- OFFERS IN THE REGION OF £475,000
- THREE BEDROOM EXTENDED SEMI-DETACHED HOUSE
- WALKING DISTANCE OF DARTFORD TOWN CENTRE AND MAINLINE STATIONS
- WALKING DISTANCE OF 'OUTSTANDING' PRIMARY SCHOOLS
- DARTFORD GRAMMAR SCHOOL CATCHMENT AREA
- DRIVEWAY & GARAGE SPACE
- PRIVATE AND SPACIOUS GARDEN AREA
- SIMILAR PROPERTIES REQUIRED
- COUNCIL TAX BAND 'D', EPC RATING '





## 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		84
(81-91) B		62
(69-80) C		
(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

**LIVERMORES**  
THE ESTATE AGENTS

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