

# LIVERMORES

THE ESTATE AGENTS

4 Bedrooms

House - Detached

Price Guide

£725,000

Located in

Dartford



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



# 63 Devonshire Avenue

Dartford Kent DA1 3DN



GUIDE PRICE £725,000 TO £750,000... WEST DARTFORD, this beautifully presented detached home has never been on the market previously and has been lovingly looked after since it was built in the seventies. With FOUR DOUBLE BEDROOMS, this home is perfect for families seeking space and comfort. The lovely fitted kitchen is a delightful space for culinary enthusiasts, while the superb ground floor shower room adds convenience for busy mornings. Additionally, the family bathroom on the first floor ensures that everyone has their own space to unwind. Situated in a sought-after road, this property falls within the catchment area for the VERY POPULAR DARTFORD GRAMMAR SCHOOLS with excellent primary schools close by, making it an ideal choice for families prioritising education. The house is complemented by a large driveway, providing ample parking for multiple vehicles, and a lovely mature garden that offers a tranquil outdoor space for relaxation. VIEWING HIGHLY RECOMMENDED



# 63 Devonshire Avenue

£725,000 Freehold



- GUIDE PRICE £725,000 TO £750,000
- GRAMMAR SCHOOL CATCHMENT
- BEAUTIFUL CONDITION
- FIRST FLOOR BATHROOM
- LARGE DRIVE FOR 3 CARS
- WEST DARTFORD
- 4 DOUBLE BEDROOMS
- GROUND FLOOR SHOWER ROOM
- SPACIOUS RECEPTION ROOM
- EPC RATING C, COUNCIL TAX BAND F





Ground Floor



First Floor

Devonshire Avenue Dartford Kent

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 F

## 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	73	
(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	

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