

LIVERMORES

THE ESTATE AGENTS

3 Bedrooms

House - End Terrace

Price Guide

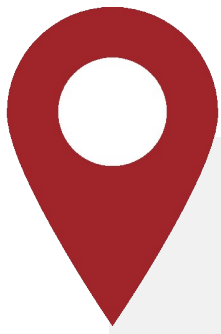
£390,000

Located in

Dartford



www.livermores.co.uk



1 Bedford Road

Dartford Kent DA1 1SR



GUIDE PRICE £390,000 to £410,000 This charming end-terrace Edwardian home offers a delightful blend of character and modern living. Spanning an impressive 807 square feet, the property features three well-proportioned bedrooms, making it an ideal choice for families or those seeking extra space. The heart of the home is the lovely open-plan kitchen and dining area, perfect for family meals and gatherings with friends there is also a separate reception room to the front. There is also the added bonus of a ground floor cloakroom. The first floor has 3 bedrooms and a family bathroom. There are 2 parking spaces with the property which is a rare find in this location. Situated in a cul-de-sac just under a mile from Dartford Mainline station this excellent first time buy is ideally located for access to both the M25 & A2. VIEWING HIGHLY RECOMMENDED TO AVOID DISAPPOINTMENT.



1 Bedford Road

£390,000 Freehold



- GUIDE PRICE £390,000 TO £410,000
- 3 BEDROOMS
- SEPARATE LOUNGE
- GROUND FLOOR W/C
- IDEAL FOR M25 & A2
- BEAUTIFUL EDWARDIAN HOME
- LOVELY OPEN PLAN RECEEPTION
- FIRST FLOOR BATHROOM
- EXCELLENT LOCATION
- EPC RATING D COUNCIL TAX BAND C



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		
(81-91) B		86
(69-80) C		
(55-68) D	60	
(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

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dartford@livermores.co.uk

01322 228090

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