

**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)



# 177 The Brent

Dartford Kent DA2 6DG



Livermores are proud to present to the market this stunning three bedroom semi-detached family home. Being located within less than a mile from Dartford rail station and within a five minute walk to The Brent Primary School, in which the school received an 'outstanding' report from Ofsted. Furthermore, upon entering the property you are welcomed by a large hallway entrance with the first bedroom being located immediately to your left.

With good open space, the lounge area provides a homely feel, backing onto a gorgeous garden area with its own bar area for all the family to enjoy. The kitchen-diner also provides the family with a great space to entertain. Upstairs there are two double bedrooms, with the main bedroom having an en suite. In addition, parking will never become an issue with a driveway accommodating up to five cars. **VIEWING RECOMMENDED.**

# 177 The Brent

£475,000 Freehold



- OFFERS IN THE REGION OF £475,000
- UNDER ONE MILE TO DARTFORD RAIL STATION
- DRIVEWAY UPTO FIVE CARS
- BEAUTIFUL GARDEN SPACE
- SIMILAR PROPERTIES REQUIRED
- THREE DOUBLE BEDROOMS
- LARGE OUTBUILDING WITH FURTHER STORAGE
- SPACIOUS LOUNGE AREA
- FIVE MINUTE WALK TO THE BRENT PRIMARY SCHOOL
- EPC RATING 'D' COUNCIL TAX BAND 'D'



## 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                                   |                         |           |
| (69-80) C                                   |                         | 65        |
| (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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