

# LIVERMORES

THE ESTATE AGENTS

3 Bedrooms

House - Semi-Detached

Price Guide

£425,000

Located in

Dartford



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



# 40 Morland Avenue

## Dartford DA1 3BN

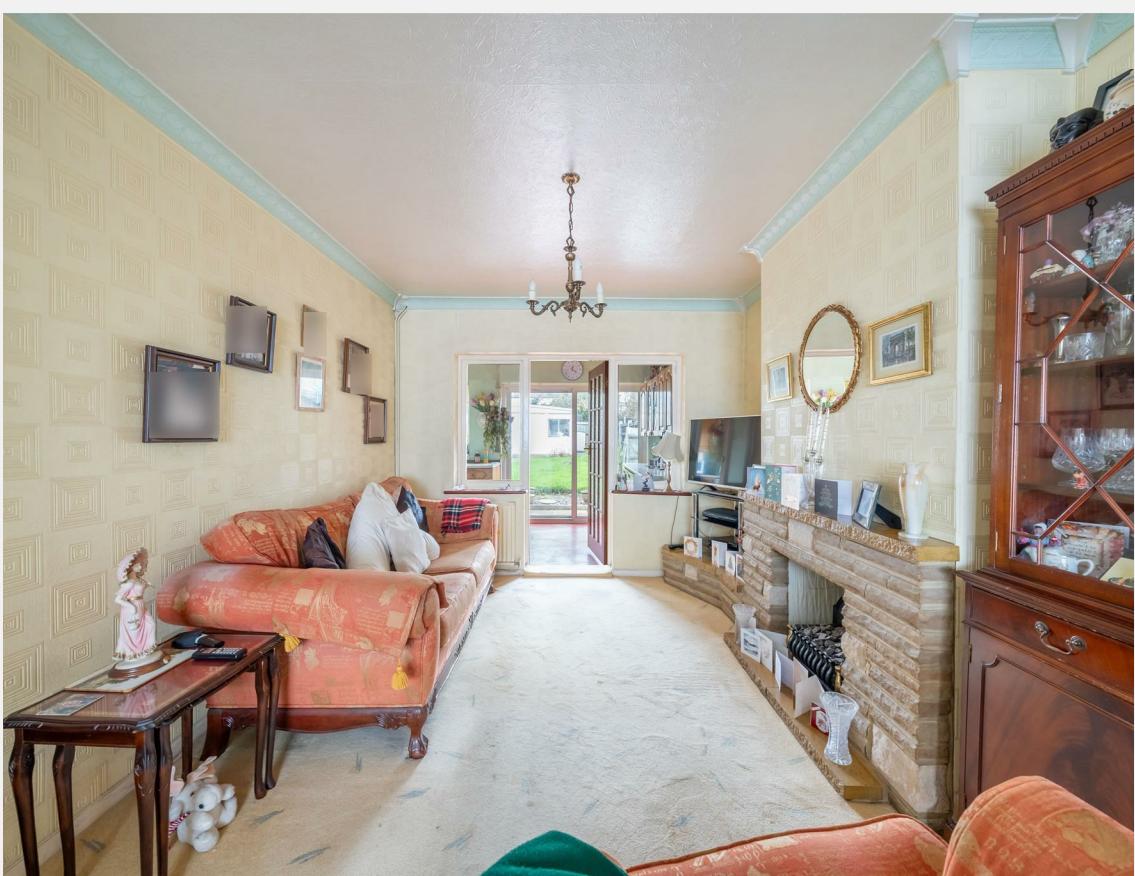


GUIDE PRICE £425,000 - £450,000... Nestled in the highly sought-after area of West Dartford, Morland Avenue presents an exceptional opportunity to acquire a three-bedroom extended semi-detached house. This charming property boasts two spacious reception rooms, perfect for family gatherings or entertaining guests, alongside a well-appointed first-floor bathroom.

One of the standout features of this home is the large double garage located at the rear, providing ample storage or potential for conversion into additional living space. The property is ideally situated within walking distance of Crayford station and the bustling town centre, ensuring convenient access to local amenities and transport links.

Families will appreciate the home's position within the Dartford Grammar School catchment area, renowned for its academic excellence. Additionally, Wentworth Primary School, which has received an 'outstanding' rating from Ofsted, is just a stone's throw away, making this location particularly appealing for those with children.

While the property does require modernisation, it is brimming with potential for those with a creative vision. Whether you wish to refresh the interiors or expand the living space, this residence offers a blank canvas to transform into your dream family home. With its prime location and ample space, this property is a rare find in the current market. Don't miss the chance to make it your own.



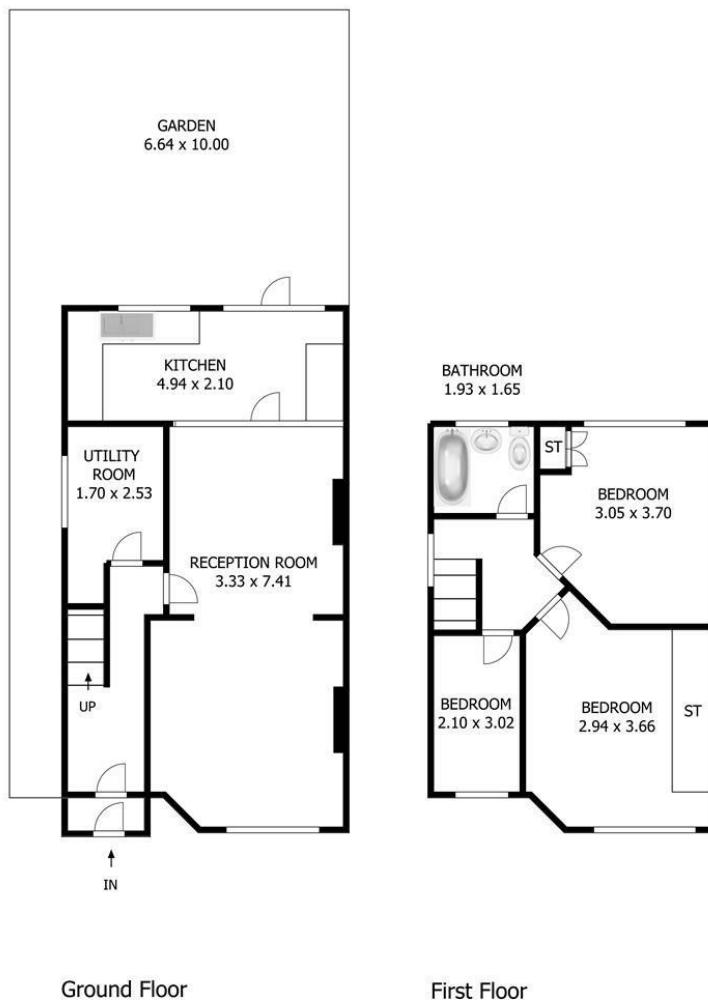
# 40 Morland Avenue

£425,000 Freehold



- GUIDE PRICE £425,000 - £450,000
- THREE BEDROOM EXTENDED SEMI-DETACHED HOUSE
- DARTFORD GRAMMAR SCHOOL CATCHMENT
- POPULAR RESIDENTIAL ROAD IN WEST DARTFORD
- SPACIOUS THROUGH LOUNGE AREA
- SIMILAR PROPERTIES REQUIRED
- LARGE AMOUNTS OF POTENTIAL
- DOUBLE GARAGE TO REAR
- SINGLE-STOREY EXTENSION TO REAR
- COUNCIL TAX BAND 'D', EPC RATING '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		
(55-68) D	55	
(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](mailto:dartford@livermores.co.uk)  
01322 228090  
[www.livermores.co.uk](http://www.livermores.co.uk)