

# LIVERMORES

THE ESTATE AGENTS

3 Bedrooms

House - Terraced

Offers In The Region Of

£395,000

Located in

Dartford



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



# 25 Lawford Gardens

Dartford DA1 3AL



Nestled in the desirable Lawford Gardens area of Dartford, this charming two-bedroom terraced house presents an excellent opportunity for both first-time buyers and families alike. The property boasts a well-designed layout, featuring two inviting reception rooms that provide ample space for relaxation and entertaining.

The house includes a single-storey extension to the rear, enhancing the living area and offering versatility for various uses. Additionally, a loft room adds further potential, perfect for a home office, playroom, or extra storage.

Situated within the esteemed Dartford Grammar School catchment area, this home is ideal for families seeking quality education for their children. The property also benefits from rear access, allowing for convenient parking in the garage, a valuable asset in this bustling area.

Moreover, the location is just a stone's throw away from Dartford town centre, providing easy access to a range of shops, restaurants, and local amenities. This combination of comfort, convenience, and potential makes this terraced house a must-see for anyone looking to settle in Dartford. Don't miss the chance to make this delightful property your new home.







# 25 Lawford Gardens

£395,000 Freehold

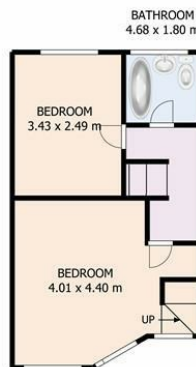


- OFFERS IN THE REGION OF £395,000
- DARTFORD GRAMMAR SCHOOL CATCHMENT AREA
- REAR ACCESS FOR GARAGE/ PARKING IN GARAGE
- TWO RECEPTION ROOMS
- SIMILAR PROPERTIES REQUIRED
- EXTENDED TERRACED HOUSE
- BEAUTIFUL REAR GARDEN AND GARAGE SPACE
- CLOSE PROXIMITY TO DARTFORD TOWN CENTRE & STATION
- FIRST FLOOR BATHROOM
- COUNCIL TAX BAND 'C', EPC RATING 'D'

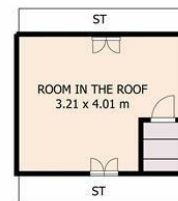




Ground Floor



First Floor



Room in the Roof

Lawford Gardens DARTFORD DA1 3AL

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 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) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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