

# LIVERMORES

THE ESTATE AGENTS

3 Bedrooms

House - Terraced

Price Guide

£375,000

Located in

Kent



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



# 26 Brent Close

Kent DA2 6DB



Nestled in the charming area of Brent Close, Dartford, Kent, this delightful terraced house offers a perfect blend of character and modern living. Built in the 1920s, the property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space. The single bathroom is conveniently located, ensuring comfort and practicality for everyday life.

The house is set within a friendly neighbourhood, providing a sense of community while still being close to local amenities. Residents will appreciate the ease of access to nearby shops, schools, and parks, making it a great location for families and professionals alike.

For those with a vehicle, the property includes parking for one car, adding to the convenience of living in this lovely home. The terraced design not only enhances the property's charm but also allows for a cosy and inviting atmosphere.

This home is a wonderful opportunity for anyone looking to settle in Dartford, combining the appeal of a period property with the benefits of modern living. With its spacious layout and prime location, this terraced house is sure to attract interest. Don't miss the chance to make this charming residence your own.





# 26 Brent Close

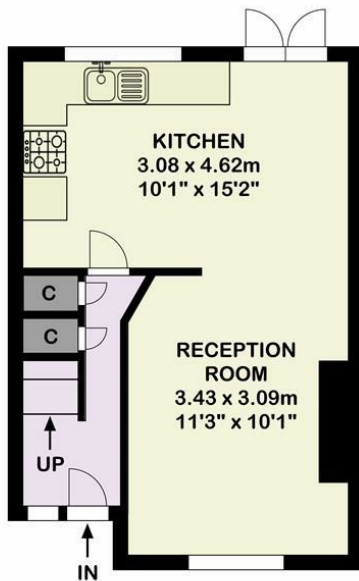
£375,000 Freehold



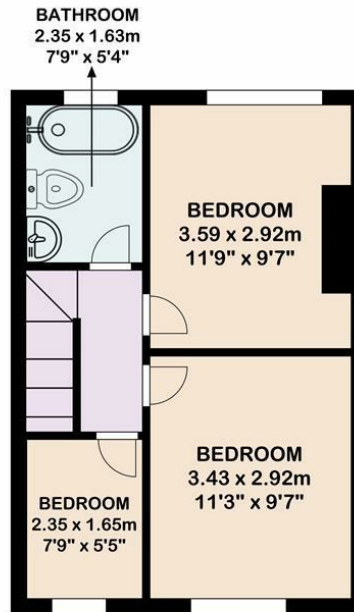
- GUIDE PRICE £375,000 TO £400,000
- 3 BEDROOM TERRACE
- OPEN PLAN GROUND FLOOR
- WELL MAINTAINED GARDEN
- HARDSTANDING TO FRONT
- STUNNING FAMILY HOME
- FANTASTIC KITCHEN/DINER
- BEAUTIFUL BATHROOM
- EXCELLENT FIRST TIME BUY
- EPC RATING 'C', COUNCIL TAX BAND 'C'







Ground Floor



First Floor

## Brent Close Dartford Kent DA2 6DB

The plan is intended solely as a layout guide, and no liability is assumed for any errors, omissions, or inaccuracies. It does not constitute, in whole or in part, an offer or contract. Any intending purchaser or lessee should satisfy themselves, through inspection searches, enquiries, and a full survey, as to the accuracy of the information provided. All areas, measurements, shapes, compass bearing and distances are approximate and should not be relied upon for valuation purposes or as the basis of any sale or letting. No guarantee is provided regarding the total area, which may include areas with restricted head height. All measurements are taken at the widest points, internally, unless otherwise stated. May not be to scale. [www.airvideography.com](http://www.airvideography.com)

## Council Tax Band

## Local Authority

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>		
(69-80) <b>C</b>	76	83
(55-68) <b>D</b>		
(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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