

**LIVERMORES**

THE ESTATE AGENTS

3 Bedrooms

House - Terraced

Price Guide

£390,000

Located in

Dartford



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



# 19 Dartford Road

## Dartford DA1 3EF



£390,000 OFFERS IN THE REGION OF £390,000. Nestled on Dartford Road in the charming town of Dartford, this delightful three-bedroom terraced family home is a true gem. Boasting two reception rooms and a well-appointed bathroom, this property offers a comfortable and spacious living environment for you and your loved ones.

Situated in the sought-after Dartford Grammar School catchment area, this home is perfect for families looking to provide their children with a top-tier education. Additionally, its close proximity to Dartford town centre and train station makes commuting and running errands a breeze.

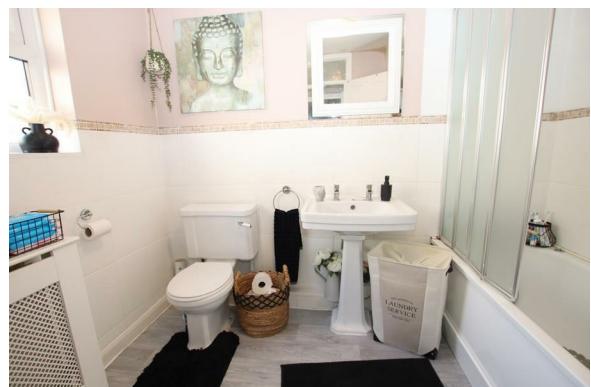
Step inside this well-presented property and be greeted by the warmth of double glazing and central heating, ensuring your comfort all year round. The fitted kitchen is a chef's dream, offering ample space to whip up delicious meals for family and friends.

With 861 sq ft of living space, this home provides the perfect balance of cosy living areas and private quarters. Whether you're relaxing in one of the reception rooms or unwinding in one of the three inviting bedrooms, this property offers a sanctuary from the hustle and bustle of everyday life.

Don't miss out on the opportunity to own a piece of the ever-popular West Dartford area. Book a viewing today and envision the endless possibilities this charming home has to offer.

# 19 Dartford Road

£390,000 Freehold



- THREE DOUBLE BEDROOMS
- CONVENIENT FOR MAIN LINE STATION AND TOWN CENTRE
- DOUBLE GLAZING AND GAS FIRED CENTRAL HEATING
- TWO INTERCONNECTING RECEPTION ROOMS
- COUNCIL TAX BAND 'C' EPC RATING 'D'
- VICTORIAN STYLE TERRACED HOUSE
- CATCHMENT AREA FOR DARTFORD GRAMMAR ETC
- FITTED KITCHEN
- NO CHAIN
- SIMILAR PROPERTIES REQUIRED



## 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	88
(81-91)	B	
(69-80)	C	68
(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

1 Hythe Street  
Dartford  
Kent  
DA1 1BE

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dartford@livermores.co.uk  
01322 228090  
www.company.co.uk