

# LIVERMORES

THE ESTATE AGENTS

3 Bedrooms

House - Terraced

Offers In The Region Of

£375,000

Located in

Dartford



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



# 33 Bedford Road

Dartford DA1 1SR



Welcome to this charming three-bedroom terraced family home located on a quiet cul-de-sac, Bedford Road in Dartford. This property is a gem, boasting two light and airy reception rooms and a generous garden making this house ideal for entertaining guests or simply relaxing with your loved ones. There are period features throughout the property, including fireplaces in the living room and master bedroom and original wooden flooring.

The house features three bedrooms, perfect for a growing family or those in need of extra space.

The master bedroom offers built in storage. The modern bathroom provides convenience at your fingertips, making morning routines a breeze.

The garden is ideal for families, with spaces to dine al fresco and relax outdoors. The patio areas located outside the kitchen and at the end of the garden provide additional, easily maintained living/dining spaces.

Situated in the sought-after Dartford Grammar School catchment area, this home offers a fantastic opportunity for families looking to secure a spot in a reputable school. For families with young children, the proximity to the 'Outstanding' Ofsted reported primary school - The Brent, is a definite plus. Education is key, and having such a highly-rated school nearby is a great advantage. Additionally, being within walking distance from the town centre means that amenities, such as shops, parks and restaurants are all within easy reach. Dartford Station is also within easy walking distance.

One of the standout features of this property are the beautiful original features that can be found throughout the home. These unique touches add character





# 33 Bedford Road

£375,000 Freehold



- OFFERS IN THE REGION OF £375,000
- DARTFORD GRAMMAR SCHOOL CATCHMENT AREA
- PRIVATE REAR GARDEN
- WELL-PRESENTED THROUGHOUT WITH ORIGINAL FEATURES
- SIMILAR PROPERTIES REQUIRED
- THREE BEDROOM TERRACED FAMILY HOME
- BEAUTIFULLY PRESENTED THROUGHOUT
- CUL-DE-SAC LOCATION
- WALKING DISTANCE FROM TOWN CENTRE & TRAIN STATION
- COUNCIL TAX BAND 'C', EPC RATING 'D'







**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>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>64</b>
(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

1 Hythe Street  
Dartford  
Kent  
DA1 1BE



dartford@livermores.co.uk

01322 228090

www.livermores.co.uk