

LIVERMORES

THE ESTATE AGENTS

4 Bedrooms

House - Terraced

Price Guide

£400,000

Located in

Dartford



www.livermores.co.uk



62 Mayfair Road

Dartford DA1 5AQ



Nestled on the charming Mayfair Road in Dartford, this delightful terraced house is a true gem waiting to be discovered. Boasting four bedrooms, this property offers ample space for a growing family or those who love to entertain.

As you step inside, you are greeted by a cosy reception room, perfect for relaxing after a long day. The house features a well-appointed bathroom, ensuring convenience for all residents.

One of the highlights of this property is the loft conversion, providing an additional double bedroom and valuable storage space. Imagine the possibilities this extra room could offer - a peaceful sanctuary, a home office, or a playroom for the little ones.

Conveniently located within walking distance of Dartford Station and the town centre, this home offers easy access to transportation links and a variety of amenities. Furthermore, being in the catchment area for Dartford Grammar School adds to the appeal for families with school-age children.

Outside, a brick-built outbuilding and driveway space provide added convenience and storage options. Whether you dream of a workshop, a home gym, or simply extra storage space, this outbuilding is a versatile addition to the property.



62 Mayfair Road

£400,000 Freehold



- GUIDE PRICE £400,000 - £425,000
- DARTFORD GRAMMAR SCHOOL CATCHMENT AREA
- TOTAL SQUARE FOOTAGE BEING OVER 1,100 SQ FEET
- WALKING DISTANCE TO TOWN CENTRE & MAINLINE STATION
- SIMILAR PROPERTIES REQUIRED
- FOUR BEDROOM TERRACED HOUSE
- BRICK-BUILT OUTBUILDING
- DRIVEWAY SPACE
- FAMILY BATHROOM & PLENTY OF STORAGE
- COUNCIL TAX BAND 'C', EPC RATING 'B'





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		
(81-91) B	84	90
(69-80) C		
(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	

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