

# LIVERMORES

THE ESTATE AGENTS

3 Bedrooms

House - Terraced

Offers In The Region Of

£300,000

Located in

Dartford



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



# 48 Bayly Road

## Dartford DA1 1UZ



Nestled on the tranquil Bayly Road in Dartford, this charming terraced house presents an excellent opportunity for first-time buyers, investors, or families seeking a comfortable home. The property boasts two inviting reception rooms, providing ample space for relaxation and entertaining. The living room at the front welcomes you with warmth, while the separate dining room flows seamlessly into a galley-style kitchen, perfect for culinary enthusiasts. The family bathroom is conveniently located at the rear, ensuring practicality for everyday living.

On the first floor, you will find two spacious double bedrooms alongside a single bedroom, offering flexibility for various living arrangements. The garden is a delightful feature, predominantly laid to lawn, and includes a shed for additional storage. A rear access gate leads to a pathway, enhancing the outdoor experience.

The location is particularly advantageous, situated within the Dartford Grammar School catchment area, making it ideal for families prioritising education. The street itself is peaceful, with no parking restrictions, allowing for easy access. Transport links are abundant, with excellent bus routes connecting to Crayford and the renowned Bluewater Shopping Centre. Dartford station is nearby, providing a regular service into London Bridge, Cannon Street, and Charing Cross, with journey times of approximately 40 minutes. For those commuting by train, Gravesend is also accessible, featuring a high-speed link to Kings Cross. Additionally, Ebbsfleet International is conveniently close for international travel, while the A2 and M25 are just a short drive away for road commuters.

This property is a wonderful blend of comfort, convenience, and potential, making it a must-see for anyone looking to settle in this desirable area.

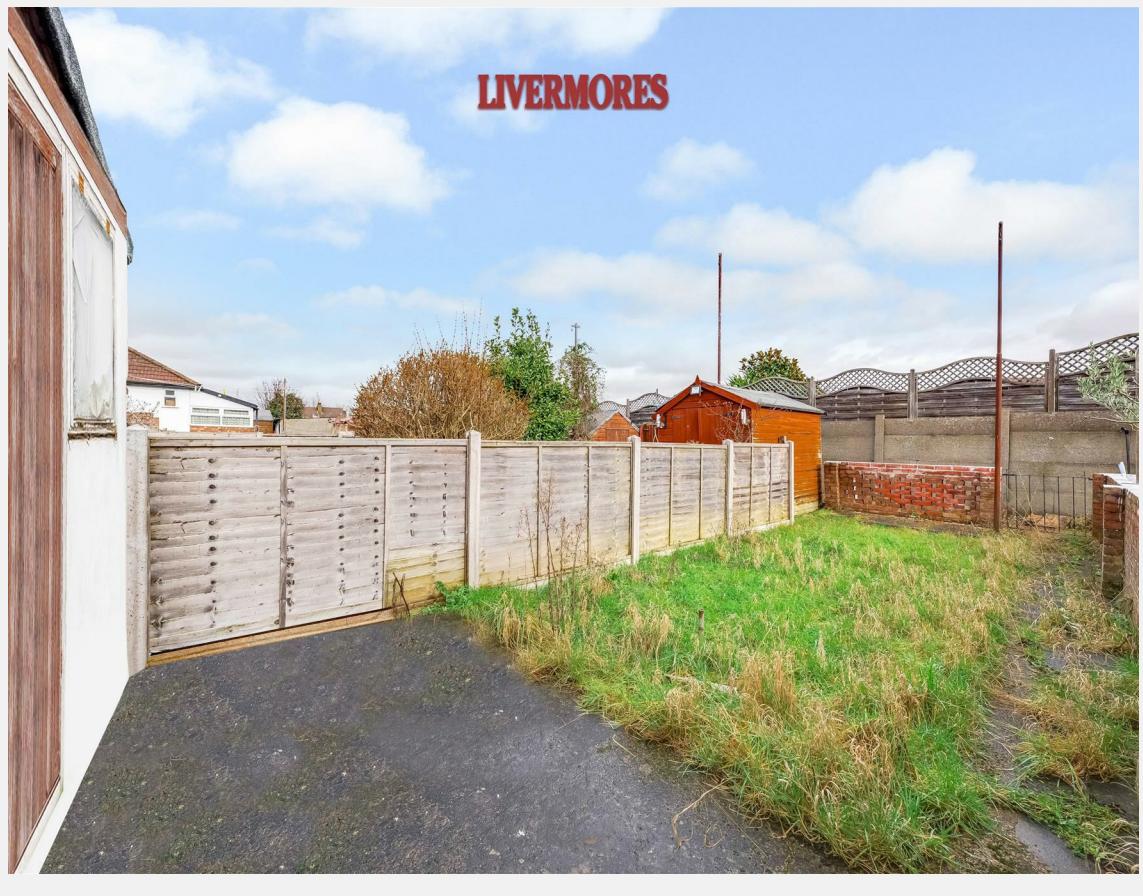


# 48 Bayly Road

£300,000 Freehold



- OFFERS IN THE REGION OF £300,000
- TWO RECEPTION ROOMS
- POPULAR RESIDENTIAL ROAD
- DARTFORD GRAMMAR SCHOOL CATCHMENT AREA
- SIMILAR PROPERTIES REQUIRED
- THREE BEDROOM TERRACED HOUSE
- WITHIN CLOSE PROXIMITY OF DARTFORD TON CENTRE AND STATION
- INVESTMENT OPPORTUNITY/ FIRST-TIME BUY
- ON-STREET PARKING
- EPC RATING 'D', COUNCIL TAX BAND 'C'





Ground Floor



First Floor

Bayly Rd Dartford DA1 1UZ

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) A		87
(81-91) B		64
(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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