

# LIVERMORES

THE ESTATE AGENTS

2 Bedrooms

Apartment

Price Guide

£275,000

Located in

Dartford



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



# 36 Crawford Avenue

Dartford Kent DA1 2GB



Welcome to this charming two-bedroom apartment located on Crawford Avenue in Dartford. This delightful property offers a perfect blend of comfort and convenience, making it an ideal choice for both first-time buyers and those looking to downsize.

As you enter the apartment, you are greeted by a spacious and inviting living area, perfect for relaxing or entertaining guests. The well-designed layout ensures that natural light floods the space, creating a warm and welcoming atmosphere. The modern kitchen is equipped with essential appliances and ample storage, making it a joy to prepare meals.

The apartment features two generously sized bedrooms, providing plenty of room for rest and relaxation. The master bedroom benefits from an en-suite bathroom, offering added privacy and convenience. The second bathroom is equally well-appointed, ensuring that all residents and guests have access to comfortable facilities.

Situated in a desirable location, this property is within easy reach of local amenities, including shops, schools, and parks. Dartford's excellent transport links make commuting to London and surrounding areas a breeze, adding to the appeal of this lovely home.

In summary, this two-bedroom apartment on Crawford Avenue is a fantastic opportunity for those seeking a modern and comfortable living space in Dartford. With its thoughtful design, convenient location, and ample amenities, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this delightful property your new home.



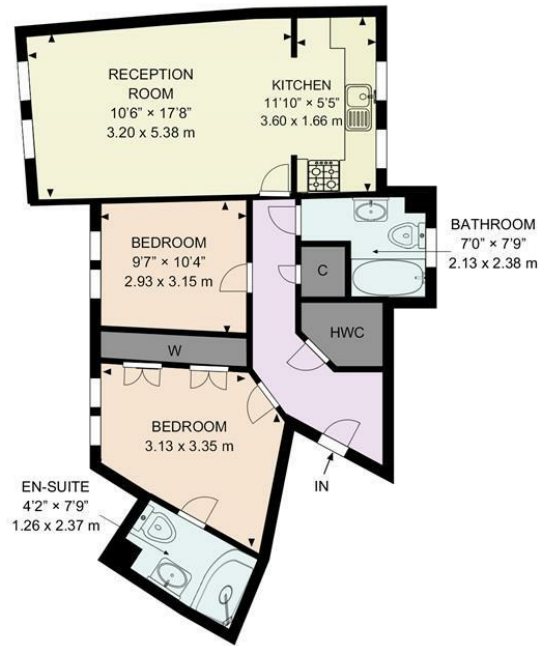
# 36 Crawford Avenue

£275,000 Leasehold



- GUIDE PRICE £275,000 - £295,000
- WEST DARTFORD
- HEALTHY LEASE
- ALLOCATED PARKING
- SIMILAR PROPERTIES REQUIRED
- TWO DOUBLE BEDROOM GROUND FLOOR APARTMENT
- SPACIOUS OPEN PLAN LIVING
- WALKING DISTANCE TO STATION
- EN SUITE TO MASTER BEDROOM & FAMILY BATHROOM
- COUNCIL TAX BAND 'D', AWAITING EPC REPORT





**CRAWFORD AVENUE DA1**

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, wall thicknesses, 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. All measurements are taken at the widest points, internally, with the first measurement referring to the vertical dimension. May not be to scale. Powered by airvideography.com

**Council Tax Band D**

**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>		
(81-91) <b>B</b>		
(69-80) <b>C</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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