

LIVERMORES

THE ESTATE AGENTS

3 Bedrooms

Bungalow - Detached

Price Guide

£540,000

Located in

Kent



www.livermores.co.uk



25 Festival Avenue

Kent DA3 7HR



GUIDE PRICE £540,000 - £565,000... Nestled in a serene cul-de-sac on the outskirts of New Barn, this charming three-bedroom detached bungalow on Festival Avenue presents an exceptional opportunity for those seeking a well-maintained single-storey residence with considerable potential. Upon entering, you are greeted by a welcoming hallway that leads to a spacious sitting and dining room, where patio doors open directly onto a beautifully landscaped south-facing garden, allowing natural light to flood the space.

The modern kitchen is thoughtfully designed, featuring quality appliances and ample worktop space, making it a delightful area for culinary pursuits. The principal bedroom is generously sized and includes fitted wardrobes, while the second bedroom is also a comfortable double. The third bedroom, currently utilised as a study, offers versatility and can easily serve as a single bedroom or home office.

The stylish shower room is equipped with a corner basin and Mira shower, complemented by a separate cloakroom for added convenience. Outside, the expansive garden serves as a peaceful retreat, complete with lawn and decking areas, bordered by mature flower beds. Practical features such as an outdoor tap, external power supply, and a barbecue store enhance the outdoor experience. Dual side access adds to the convenience, while the front of the property provides ample off-road parking for multiple vehicles, leading to a detached 19-foot garage.

Significant improvements have been made, including a new gas boiler and heating system installed in 2021, along with updated soffits and fascia. The property benefits from double glazing throughout and is heated by gas central heating.



25 Festival Avenue

£540,000 Freehold



- GUIDE PRICE £540,000 - £565,000
- SOUGHT-AFTER PRIVATE LOCATION
- NEW BOILER AND HEATING SYSTEM PUT IN PLACE IN 2021
- SOUTH FACING REAR GARDEN
- SIMILAR PROPERTIES REQUIRED
- THREE BEDROOM DETACHED BUNGALOW
- SHOWER ROOM WITH SEPERATE W.C.
- GARAGE WITH UTILITY AREA
- DRIVEWAY
- COUNCIL TAX BAND 'E', EPC RATING 'C'





Council Tax Band E

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		88
(69-80) C	73	
(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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