

# LIVERMORES

THE ESTATE AGENTS

3 Bedrooms

House - Semi-Detached

£375,000

Located in

Dartford



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

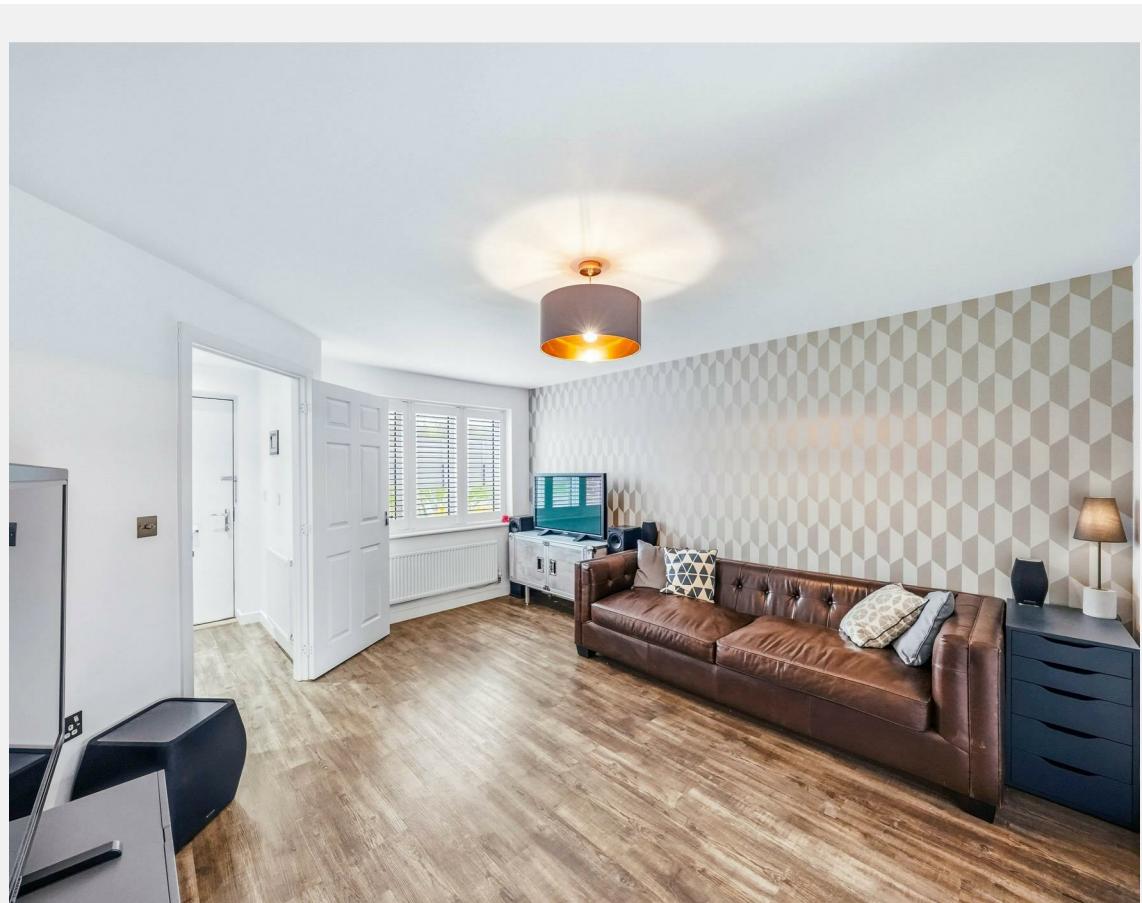


# 33 Halcrow Avenue

Dartford Kent DA1 5FX



GUIDE PRICE £375,000 TO £400,000 This three-bedroom semi-detached family home is offered to the market with NO ONWARD CHAIN, and is located on a very popular development with a Fast Track bus service to Dartford Town centre and Bluewater shopping mall. The property offers an ensuite shower room to the master bedroom as well as a family bathroom and ground floor cloakroom. Also to the ground floor there is a reception room and a kitchen/diner. Externally there is a rear garden and allocated parking space. This property is perfectly situated for easy access to the M25 and A2 and will make someone a lovely family home. VIEWING RECOMMENDED

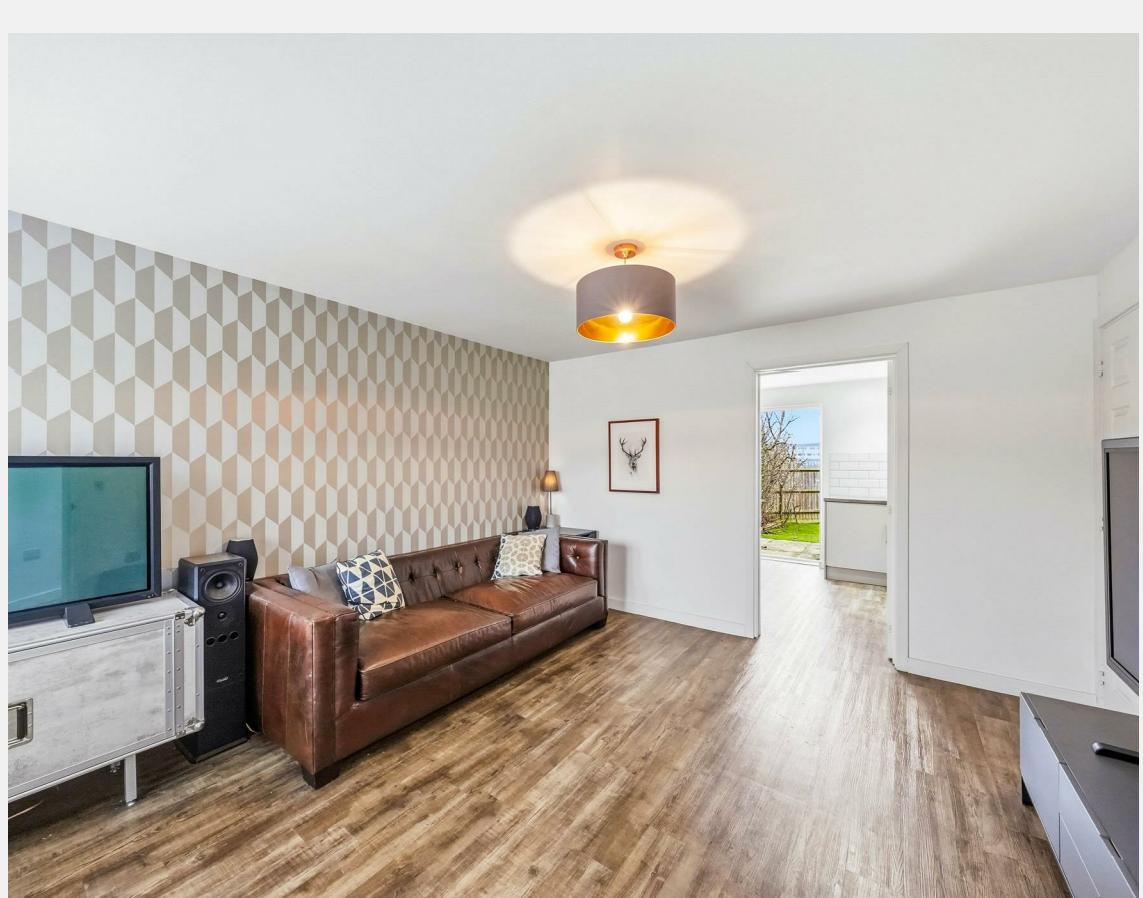


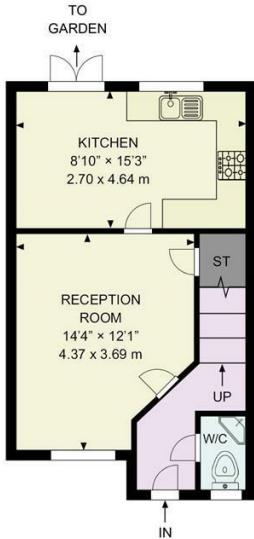
# 33 Halcrow Avenue

£375,000 Freehold



- GUIDE PRICE £375,000 TO £400,000
- NO ONWARD CHAIN
- 3 BEDROOM SEMI-DETACHED
- 1ST FLOOR FAMILY BATHROOM
- ENSUITE TO MASTER BEDROOM
- RECEPTION ROOM
- MODERN KITCHEN/DINER
- GROUND FLOOR CLOAKROOM
- ALLOCATED PARKING BAY
- EPC RATING COUNCIL TAX BAND D





Ground Floor



First Floor

### HALCROW 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

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	77	82
(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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