

# LIVERMORES

THE ESTATE AGENTS

3 Bedrooms

House - Terraced

Price Guide

£400,000

Located in

Dartford



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



# 26 Mayfair Road

Dartford Kent DA1 5AQ



This immaculate terraced house offers a perfect blend of modern living and classic charm. This property boasts well-proportioned accommodation including 3 BEDROOMS, making it an ideal home for families or professionals seeking space and comfort. There is an open plan living area that creates a bright and airy atmosphere. The ground floor cloakroom adds convenience for guests and family alike. One of the many features of this property is the fantastic covered seating area, complete with a bar, perfect for enjoying al fresco evenings with friends or family. This outdoor space enhances the overall appeal of the home, providing a private retreat right in your own garden. Parking is available for one vehicle, a valuable asset in this sought-after location. Situated approximately THREE QUARTERS OF A MILE from Dartford station, commuting to London and beyond is made easy, making this home ideal for those who work in the city but prefer the tranquillity of suburban living. VIEWING HIGHLY RECOMMENDED



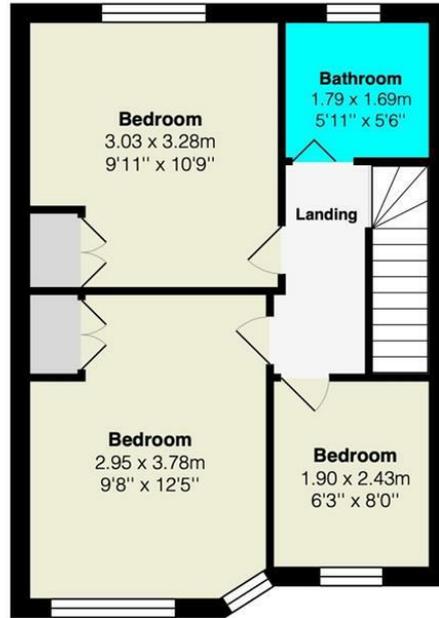
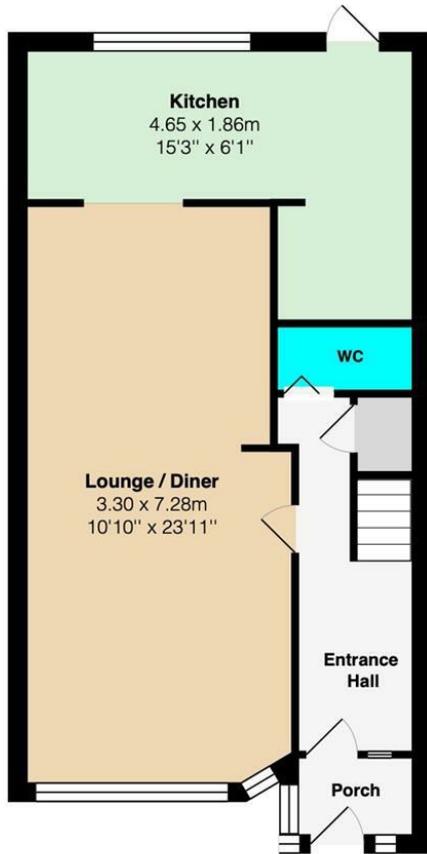
# 26 Mayfair Road

£400,000 Freehold



- GUIDE PRICE £400,000 - £415,000
- SINGLE STORY EXTENSION TO REAR
- GROUND FLOOR CLOAKROOM
- FIRST FLOOR BATHROOM
- SIMILAR PROPERTIES REQUIRED
- IMMACULATE 3 BEDROOM HOUSE
- OPEN PLAN LIVING AREA
- FANTASTIC OUTBUILDING
- OFF ROAD PARKING
- EPC RATING D COUNCIL TAX BAND C





## 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) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>67</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	

1 Hythe Street  
Dartford  
Kent  
DA1 1BE



dartford@livermores.co.uk

01322 228090

www.livermores.co.uk