

# LIVERMORES

THE ESTATE AGENTS

3 Bedrooms

House - End Terrace

Offers In The Region Of

£350,000

Located in

Dartford



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# 54 Norman Road

Dartford DA1 1LF



Nestled on the charming Norman Road in Dartford, this delightful three-bedroom end of terrace house presents a remarkable opportunity for families and investors alike. With a spacious \* open reception room, this property offers ample space for both relaxation and entertaining. The well-proportioned bedrooms provide a comfortable retreat, while the bathroom is conveniently located to serve the household.

One of the standout features of this home is its potential for enhancement, allowing you to tailor the space to your personal taste and lifestyle. The property also boasts a garage at the rear.

The location is particularly appealing, situated within close proximity to the highly regarded Oakfield Primary Academy and Dartford Grammar Schools, making it an ideal choice for families seeking quality education for their children. Transport links are superb, with Dartford station just a short distance away, offering direct services into London. Additionally, numerous bus routes are available right on your doorstep, ensuring easy access to the surrounding areas. For those who travel by car, the M25 and A2 are conveniently accessible, making commuting a breeze.

The rear garden offers a private outdoor space, perfect for enjoying sunny days or hosting gatherings with friends and family. Furthermore, the property is just a short drive from the renowned Bluewater shopping centre, providing a wealth of retail and dining options.

In summary, this three-bedroom end of terrace house on Norman Road is a fantastic opportunity that should not be missed. With its excellent location, generous living space, and significant potential, we highly recommend scheduling a viewing to fully appreciate all that this property has to offer.



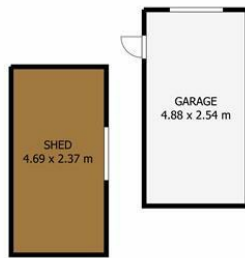
# 54 Norman Road

£350,000 Freehold



- OFFERS IN THE REGION OF £350,000
- FIRST FLOOR BATHROOM
- GARAGE TO REAR
- WALKING DISTANCE TO DARTFORD STATION & TOWN CENTRE
- SIMILAR PROPERTIES REQUIRED
- THREE BEDROOM END OF TERRACE HOUSE
- HUGE AMOUNTS OF POTENTIAL
- DARTFORD GRAMMAR SCHOOL CATCHMENT AREA
- GREAT LOCATION FOR LOCAL HIGHLY-UGHT AFTER SCHOOLS
- COUNCIL TAX BAND 'D', EPC RATING 'D'





Ground Floor



First Floor

Norman Road, DA1 1LF

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 measurement please consult a certified architect or surveyor prior to making any decisions based on this plan. The first measurement provided refers to the vertical wall.

## 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>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	
(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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