

LIVERMORES

THE ESTATE AGENTS

3 Bedrooms

House - Semi-Detached

Price Guide

£390,000

Located in

Dartford



www.livermores.co.uk



22 The Brent

Dartford DA1 1YN



PRICE RANGE £390,000 to £410,000 This beautifully presented three-bedroom period home that boasts a quiet separate reception room to the front, fantastic kitchen/diner with access to separate utility room and a ground floor bathroom. Offered to the market in excellent condition the first floor comprises 3 excellent size bedrooms and a shower room. Ideally located for excellent schools, within a mile of Dartford Mainline Station and excellent access to the M25 and A2. This lovely family home would make a great first time buy, has a great size garden and hardstanding to the front. INTERNAL VIEWING HIGHLY RECOMMENDED.



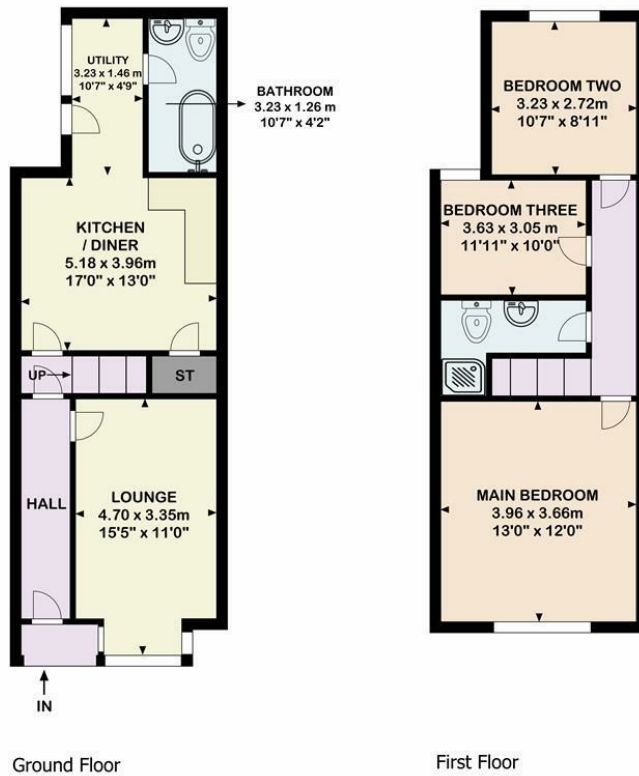
22 The Brent

£390,000 Freehold



- GUIDE PRICE £390,000 TO £410,000
- 3 GOOD SIZE BEDROOMS
- SEPARATE RECEPTION ROOM
- FIRST FLOOR SHOWER ROOM
- NEW ROOF INSTALLED IN OCTOBER 2024
- BEAUTIFULLY PRESENTED
- FANTASTIC KITCHEN/DINER
- GROUND FLOOR BATHROOM
- UTILITY ROOM
- EPC RATING D COUNCIL TAX BAND C





The Brent Dartford Kent DA1 1YN

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, 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, which may include areas with restricted head height. All measurements are taken at the widest points, internally, unless otherwise stated. May not be to scale. www.airvideography.com

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) A		
(81-91) B		84
(69-80) C		
(55-68) D	64	
(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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