

LIVERMORES

THE ESTATE AGENTS

2 Bedrooms

Maisonette

Price Guide

£260,000

Located in

Dartford



www.livermores.co.uk



3 Dudsbury Road

Dartford DA1 3BU



GUIDE PRICE £260,000 - £280,000... Nestled on Dudsbury Road in Dartford, this charming two-bedroom ground floor maisonette presents an excellent opportunity for first-time buyers. Situated within the highly sought-after catchment area for Dartford Grammar School, this property is perfect for those seeking quality education for their children.

The maisonette boasts a well-proportioned reception room, providing a welcoming space for relaxation and entertaining. The two bedrooms are comfortably sized, offering ample room for personalisation and comfort. The bathroom is conveniently located, ensuring practicality for everyday living.

One of the standout features of this property is its private garden, a delightful outdoor space ideal for enjoying sunny days or hosting gatherings with friends and family. Additionally, the en-bloc garage provides secure parking and extra storage, a valuable asset in urban living.

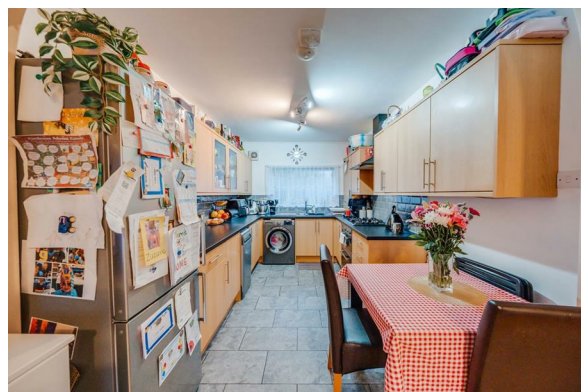
With a healthy lease in place, this maisonette is not only a sound investment but also offers easy access to Crayford Station, making commuting a breeze. The vibrant Dartford Town Centre is also within close proximity, providing a variety of shops, restaurants, and local amenities.

This property is a rare find in a desirable location, combining comfort, convenience, and potential for growth. Whether you are looking to settle down or invest, this maisonette on Dudsbury Road is a fantastic choice that should not be missed.



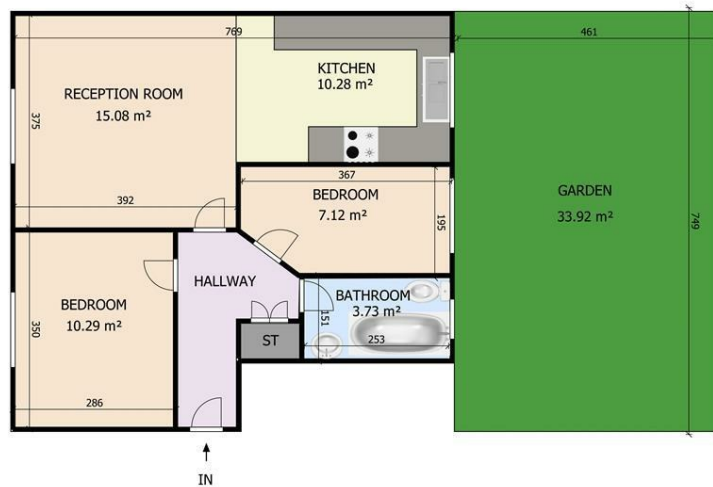
3 Dudsbury Road

£260,000 Leasehold



- GUIDE PRICE £260,000 - £280,000
- GARAGE EN-BLOCK
- DARTFORD GRAMMAR SCHOOL CATCHMENT AREA
- PERFECT FIRST-TIME BUY OR INVESTMENT
- SIMILAR PROPERTIES REQUIRED
- TWO BEDROOM GROUND FLOOR MAISONETTE
- CRAYFORD STATION LOCATED WITHIN 0.7 MILES
- PRIVATE REAR GARDEN SPACE
- WELL-LOCATED FOR DARTFORD TOWN CENTRE
- COUNCIL TAX BAND 'B', EPC RATING 'C'





GROSS INTERNAL AREA
570.487 sq ft. (53 sq m.) approx.

Dudsbury Road Dartford DA1 3BU

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 measurements, please consult a certified architect or surveyor prior to making any decisions based on this plan.

www.airvideography.com

Council Tax Band B

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		
(69-80) C	71	76
(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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