

# LIVERMORES

THE ESTATE AGENTS

2 Bedrooms

Maisonette

Offers In The Region Of

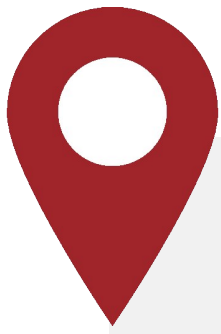
£250,000

Located in

Dartford



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# 17A Downs Avenue

Dartford DA1 1SU



Nestled in the charming area of Downs Avenue, Dartford, this delightful maisonette offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat. The spacious reception room provides a welcoming atmosphere, perfect for relaxation or entertaining guests.

The maisonette features a modern bathroom, ensuring that your daily routines are both comfortable and efficient. The property also benefits from parking for one vehicle, a valuable asset in this bustling area, allowing for easy access and peace of mind.

Dartford is known for its excellent transport links, making it an ideal location for commuters. With local amenities, parks, and schools nearby, this property is well-suited for those who appreciate a vibrant community lifestyle.

This maisonette on Downs Avenue presents a wonderful opportunity for anyone looking to settle in a desirable area of Dartford. Don't miss the chance to make this charming property your new home.



# 17A Downs Avenue

£250,000 Leasehold - Share of Freehold



- GUIDE PRICE £250,000 - £275,000

- SHARE OF FREEHOLD

- OFF-STREET PARKING

- EASY ACCESS TO A2 & M25

- SIMILAR PROPERTIES REQUIRED

- TWO BEDROOM FIRST FLOOR  
MAISONETTE

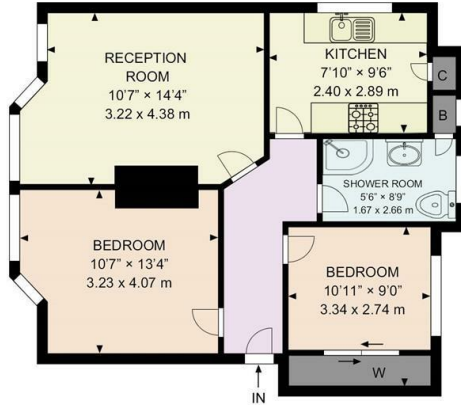
- NO GROUND RENT OR SERVICE CHARGE

- SIZABLE GARDEN AREA

- IDEAL INVESTMENT OR FIRST TIME  
PURCHASE

- COUNCIL TAX BAND 'B', EPC RATING 'D'





**DOWNS AVENUE DARTFORD 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 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	<b>78</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	

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