

LIVERMORES

THE ESTATE AGENTS

2 Bedrooms

House - Terraced

Price Guide

£300,000

Located in

Dartford



www.livermores.co.uk



84 Littlebrook Manorway

Dartford Kent DA1 5EF



Nestled in the charming area of Littlebrook Manorway, Dartford, this delightful terraced house presents an excellent opportunity for both first-time buyers and those seeking a comfortable rental. The property boasts two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings at home.

With two well-proportioned bedrooms, this residence offers ample space for relaxation and rest. The bathroom is conveniently located, ensuring ease of access for all occupants.

The house is situated in a friendly neighbourhood, providing a sense of community while still being close to local amenities and transport links. This makes it an ideal choice for those who appreciate both convenience and a tranquil living environment.

Overall, this property is a wonderful blend of comfort and practicality, making it a must-see for anyone looking to settle in Dartford.



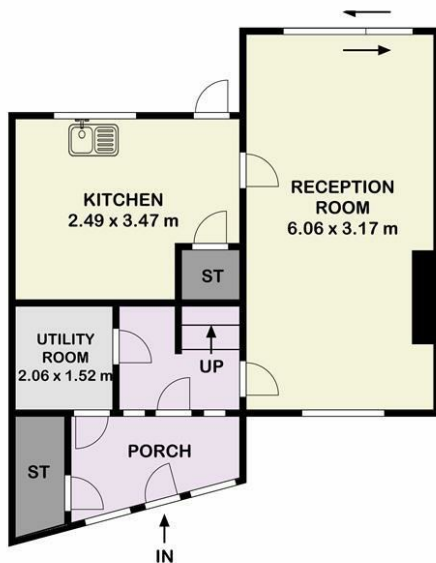
84 Littlebrook Manorway

£300,000 Freehold

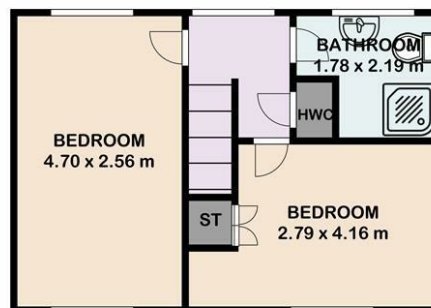


- GUIDE PRICE £300,000 - £325,000
- DRIVEWAY SPACE
- CHAIN FREE!
- CLOSE PROXIMITY TO DARTFORD STATION
- SIMILAR PROPERTIES REQUIRED
- TWO BEDROOM END OF TERRACE HOUSE
- POTENTIAL TO EXTEND (STPP)
- DARTFORD GRAMMAR SCHOOL CATCHMENT AREA
- FIRST FLOOR BATHROOM
- COUNCIL TAX BAND 'C', EPC RATING 'E'





Ground Floor



First Floor

Littlebrook Manor Way Dartford DA1 5EF

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		
(69-80) C		75
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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