

# LIVERMORES

THE ESTATE AGENTS

3 Bedrooms

House - End Terrace

Price Guide

£400,000

Located in

Dartford



[www.livermores.co.uk](http://www.livermores.co.uk)





# 9 Morris Gardens

Dartford DA1 5DB



Nestled in the desirable Morris Gardens area of Dartford, this charming end-of-terrace house presents an excellent opportunity for families and investors alike. Boasting three well-proportioned bedrooms and a spacious reception room, this property is perfect for those seeking a comfortable and inviting home.

The house sits on a substantial plot, offering significant potential for extension, subject to planning permission. This flexibility allows you to tailor the space to your needs, whether that be creating additional living areas or enhancing the existing layout.

One of the standout features of this property is its location within the Dartford Grammar School catchment area, making it an ideal choice for families prioritising education. Furthermore, the property is conveniently situated near local schools and is in close proximity to Dartford Station, providing excellent transport links for commuters.

With its blend of potential, location, and family-friendly amenities, this terraced house in Morris Gardens is a fantastic opportunity not to be missed. Whether you are looking to make it your forever home or an investment, this property is sure to impress.





# 9 Morris Gardens

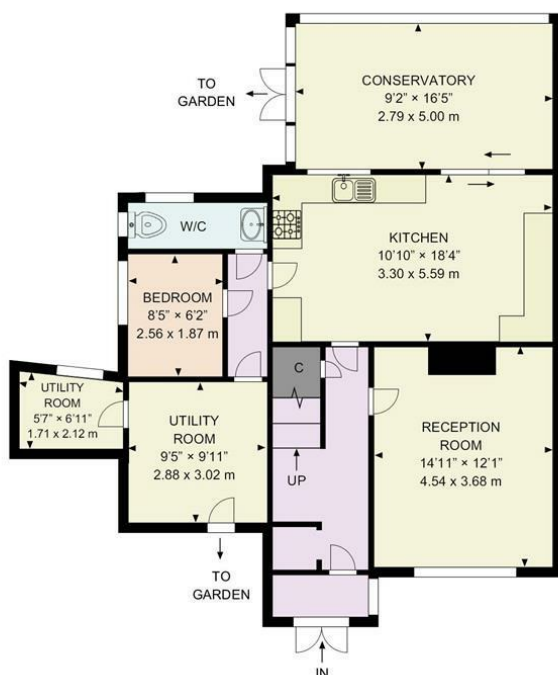
£400,000 Freehold



- GUIDE PRICE £400,000 - £425,000
- SUBSTANTIAL PLOT
- DARTFORD GRAMMAR SCHOOL CATCHMENT AREA
- CLOSE PROXIMITY TO DARTFORD STATION & TOWN CENTRE
- SIMILAR PROPERTIES REQUIRED
- THREE BEDROOM END OF TERRACE HOUSE
- HUGE AMOUNTS OF POTENTIAL
- GREAT LOCATION FOR LOCAL PRIMARY & SECONDARY SCHOOLS
- OFF-STREET PARKING
- COUNCIL TAX BAND 'C', EPC RATING 'C'







Ground Floor



First Floor

#### MORRIS GARDENS 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 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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 70                      | 79        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

1 Hythe Street  
Dartford  
Kent  
DA1 1BE

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dartford@livermores.co.uk

01322 228090

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