

46 MAIDEN LANE, DARTFORD, KENT, DA1 4AG

GUIDE PRICE £375,000 (FREEHOLD)

LIVERMORES  
THE ESTATE AGENTS





Guide Price £375,000 to £400,000 - Chain free and Located on Maiden Lane, West Dartford, you will find this wonderful three-bedroom end-of-terrace house. This property offers vast potential throughout and ample space for the whole family. Ideally located between Crayford and Dartford, this property benefits from easy access to both areas (and beyond) by public transport and to many local amenities, excellent schools and health services.

Entering the property, you are welcomed by a spacious hall. To the right is the living room, which features a bay window, allowing natural light to flood the room. Following the entrance hall, you will find the separate dining room, perfect for family meals or even a multi-purpose space. The Kitchen is found at the rear providing access to the conservatory that overlooks the garden.

Upstairs, you will find two double bedrooms with built-in storage and additional space for furnishings, plus a single bedroom. The property also features a single bathroom, that is fitted with a shower-over-bath configuration, and is perfect for all uses.

Externally there is a lawned front garden with side access to the 66ft rear garden and a single garage, which features an inspection pit, making it perfect for the avid car enthusiast. The garage provides ample space for storage, as well as a secure and private place to park your car.

Overall, this well-presented and spacious property offers a wonderful opportunity to acquire a delightful family home.

A viewing is recommended to fully appreciate what this property offers!

#### Entrance Hall

Living Room  
3.95 x 3.13 (12'11" x 10'3")

Dining Room  
3.13 x 3.77 (10'3" x 12'4")

Kitchen  
2.38 x 1.69 (7'9" x 5'6")

Conservatory  
1.72 x 4.32 (5'7" x 14'2")

#### Landing

Bedroom One  
4.41 x 2.56 (14'5" x 8'4")

Bedroom Two  
2.8 x 3.26 (9'2" x 10'8")

Bedroom Three  
1.71 x 2.14 (5'7" x 7'0")

Bathroom  
1.79 x 1.66 (5'10" x 5'5")

Garden  
19.99m approx. (65'7" approx.)

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#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		62
(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