

**LIVERMORES**  
THE ESTATE AGENTS

3 Bedrooms

House - Semi-Detached

Price Guide

£450,000

Located in

Dartford



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



# 6 Ashen Drive

Dartford DA1 3LU



GUIDE PRICE £450,000 - £475,000... Livermores are proud to present to the market this EXTENDED, THREE BEDROOM HOUSE to the market. Being located in the heart of WEST DARTFORD, this property is perfectly placed in the DARTFORD GRAMMAR SCHOOL CATCHMENT AREA, and is closely located to Wentworth Primary school which received an 'outstanding' Ofsted report. In addition, the property has easy access to both CRAYFORD & DARTFORD STATION.

Furthermore, the property compromises entrance hall, lounge-diner, kitchen, family bathroom, two double bedrooms and one single bedroom. In addition, the home has a sizeable drive and rear garden.

VIEWING HIGHLY RECOMMENDED.

# 6 Ashen Drive

£450,000 Freehold




- GUIDE PRICE £450,000 - £475,000
- WEST DARTFORD
- HUGE AMOUNTS OF POTENTIAL
- OFF-STREET PARKING TO FRONT
- SIMILAR PROPERTIES REQUIRED
- EXTENDED THREE BEDROOM SEMI-DETACHED HOUSE
- DARTFORD GRAMMAR SCHOOL CATCHMENT AREA
- EASY ACCESS TO DARTFORD & CRAYFORD STATIONS
- POPULAR RESIDENTIAL ROAD
- COUNCIL TAX BAND 'D', EPC RATING 'D'

## Council Tax Band D

## 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
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>64</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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