

LIVERMORES

THE ESTATE AGENTS

3 Bedrooms

House - Semi-Detached

Price Guide

£400,000

Located in

Dartford



www.livermores.co.uk



1 Mount Pleasant Road

Dartford DA1 1TD



GUIDE PRICE £400,000 - £425,000... Welcome to this charming semi-detached house on Mount Pleasant Road in Dartford! This property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three bedrooms, there is ample space for a growing family or for those who enjoy having a home office or guest room.

The property features a spacious basement, offering endless possibilities for storage, a home gym, or even a cosy cinema room. The three double bedrooms provide comfort and privacy for all residents, ensuring everyone has their own sanctuary to unwind after a long day.

Conveniently located within walking distance to the town centre and the station, this home offers easy access to amenities and excellent transport links. Additionally, being in the catchment area for Dartford Grammar School, this property is ideal for families looking to secure a top-tier education for their children.

The separate lounge and dining room provide versatility in how you utilise the living space, whether it's hosting dinner parties or enjoying a quiet evening in front of the fireplace. Don't miss out on the opportunity to make this lovely house your new home in Dartford!



1 Mount Pleasant Road

£400,000 Freehold



- GUIDE PRICE £400,000 - £425,000
- WALKING DISTANCE TO TOWN CENTRE AND TRAIN STATION
- WITHIN APPROX 1 MILE OF THE BRENT PRIMARY SCHOOL, 'OUTSTANDING' REPORT
- TWO SEPERATE RECEPTION ROOMS
- SIMILAR PROPERTIES REQUIRED
- THREE DOUBLE BEDROOM SEMI-DETACHED HOUSE
- DARTFORD GRAMMAR SCHOOL CATCHMENT AREA
- SIZABLE BASEMENT AREA
- WELL-PRESENTED THROUGHOUT
- COUNCIL TAX BAND 'C', EPC RATING 'D'





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		86
(69-80) C	66	
(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	

1 Hythe Street
Dartford
Kent
DA1 1BE



dartford@livermores.co.uk

01322 228090

www.livermores.co.uk