

**LIVERMORES**  
THE ESTATE AGENTS

3 Bedrooms

House - Semi-Detached

Offers In The Region Of

**£525,000**

Located in

**Dartford**



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



# 8 Tudor Close

Dartford DA1 3HU



Welcome to Tudor Close, Dartford - a charming semi-detached house that offers the perfect blend of comfort and convenience. This delightful property boasts two reception rooms, ideal for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms, there's ample space for the whole family to unwind and recharge.

Located in the sought-after Dartford Grammar School catchment area, this home presents a fantastic opportunity for families looking to secure a top-tier education for their children. The convenience doesn't stop there - within walking distance, you'll find the town centre, grammar schools, and stations, making commuting and running errands a breeze.

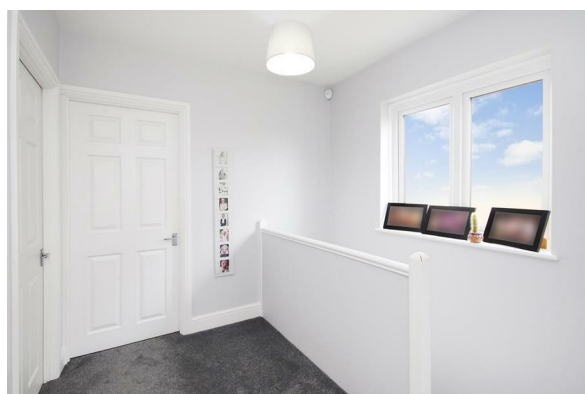
Step outside into the beautiful garden space, where you can enjoy the fresh air and perhaps cultivate your own little oasis. The separate lounge and dining room offer versatility in how you choose to utilise the living space, catering to your unique lifestyle needs.

Don't miss out on the chance to make this lovely semi-detached house your new home. Contact us today to arrange a viewing and experience the warmth and comfort that Tudor Close has to offer.



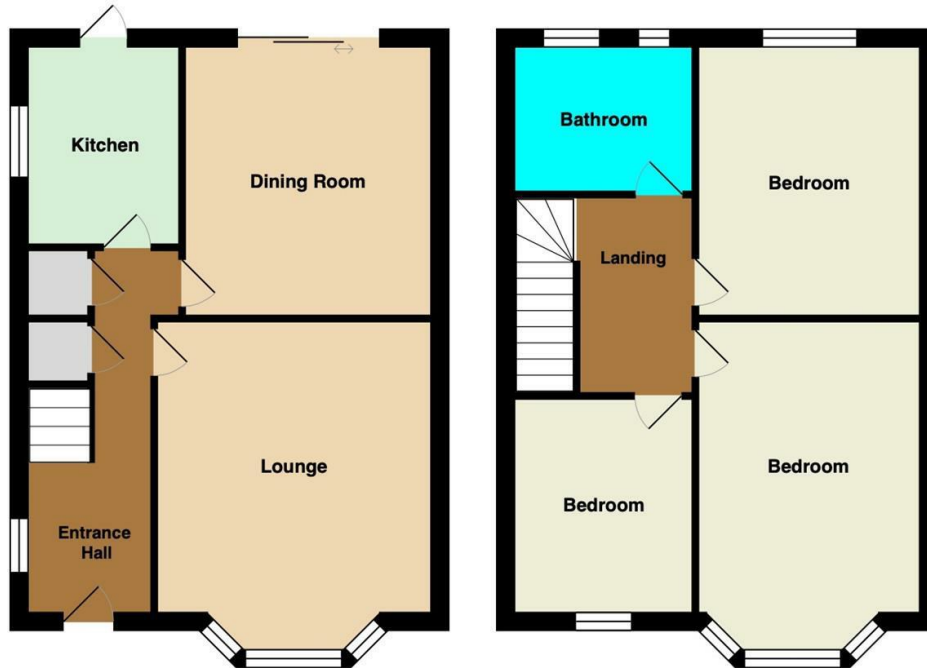
# 8 Tudor Close

£525,000 Freehold



- OFFERS IN THE REGION OF £525,000
- DARTFORD GRAMMAR SCHOOL CATCHMENT AREA
- DRIVEWAY & GARAGE SPACE
- CUL-DE-SAC LOCATION
- SIMILAR PROPERTIES REQUIRED
- THREE BEDROOM SEMI-DETACHED HOUSE
- WALKING DISTANCE TO STATIONS, TOWN CENTRE & GRAMMAR SCHOOLS
- POTENTIAL FOR LOFT CONVERSION & EXTENSION (STPP)
- BEAUTIFUL GARDEN SPACE
- 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
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>90</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>68</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

1 Hythe Street  
 Dartford  
 Kent  
 DA1 1BE



dartford@livermores.co.uk

01322 228090

www.livermores.co.uk