

# LIVERMORES

THE ESTATE AGENTS

4 Bedrooms

House - Semi-Detached

Price Guide

£550,000

Located in

Dartford



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



# 34 Brent Lane

Dartford Kent DA1 1QW

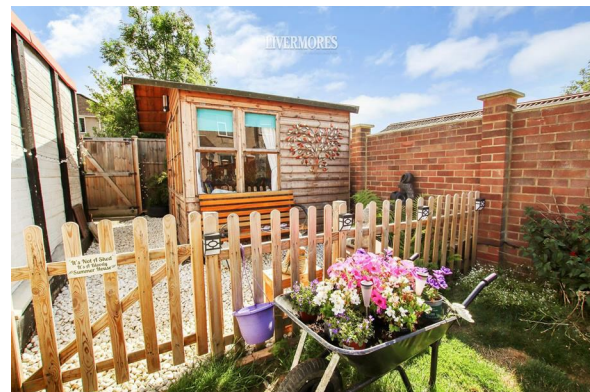


O.I.R.O £550,000 Welcome to this charming 4 BEDROOM SEMI DETACHED FAMILY HOME located in a popular residential road in Dartford is offered to the market with NO CHAIN. Having been extended into the loft and with a single storey extension to the rear this property is a fantastic size for a large family. The property comprises of a large through lounge, spacious kitchen/diner with ample units and work surface, with patio doors out to a well tended rear garden. There is also a useful utility room and cloakroom all to the ground floor. The first floor has 3 bedrooms 2 of which are excellent doubles, a single bedroom and well appointed family bathroom. There is a further double bedroom to the 2nd floor. Ideally situated for local schools and just over half a mile from DARTFORD MAINLINE STATION this property is sure to be popular. Externally there is a well maintained rear garden with lovely outbuilding and garage with ample parking to the front our seller currently can fit 3 cars on there. VIEWING HIGHLY RECOMMENDED



# 34 Brent Lane

£550,000 Freehold



- O.I.R.O £550,000
- EXTENDED 4 BEDROOM SEMI DETACHED
- THROUGH LOUNGE
- SPACIOUS KITCHEN/DINER
- GROUND FLOOR CLOAKROOM
- 3 DOUBLE BEDROOMS
- FIRST FLOOR BATHROOM
- LOVELY CONDITION
- SIMILAR PROPERTIES REQUIRED
- EPC RATING '' COUNCIL TAX BAND 'C'





## 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>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>60</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	

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