

# LIVERMORES

THE ESTATE AGENTS

3 Bedrooms

House - Terraced

Offers Over

£375,000

Located in

Dartford



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# 66 Mayfair Road

Dartford DA1 5AQ



GUIDE PRICE £375,000 - £400,000... Welcome to Mayfair Road, Dartford - a charming location that could be the perfect setting for your new home! This delightful three-bedroom terraced house boasts a spacious reception room, ideal for entertaining guests or simply relaxing with your family.

The property is being sold CHAIN FREE!

One of the standout features of this property is the large conservatory area, providing a bright and airy space that can be enjoyed all year round. Imagine sipping your morning coffee here or unwinding with a good book in the evenings.

With a driveway space, parking will never be an issue, offering convenience and peace of mind. Additionally, being in the catchment area for Dartford Grammar School, this home is perfect for families looking to secure a top-notch education for their children.

Conveniently located within walking distance from Dartford Station, commuting will be a breeze for those working in the city or needing to travel further afield. Whether it's for work or leisure, the excellent transport links make this property an attractive choice.

Don't miss out on the opportunity to make this lovely house your new home. Contact us today to arrange a viewing and take the first step towards creating a lifetime of memories in this wonderful property.



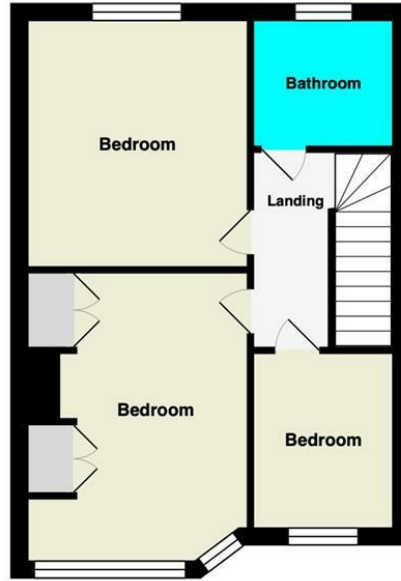
# 66 Mayfair Road

£375,000 Freehold



- GUIDE PRICE £375,000 - £400,000
- DRIVEWAY SPACE
- LARGE CONSERVATORY SPACE
- CHAIN FREE!
- SIMILAR PROPERTIES REQUIRED
- THREE BEDROOM TERRACED HOUSE
- WALKING DISTANCE FROM DARTFORD STATION
- OPEN PLAN LOUNGE & DINING AREA
- DARTFORD GRAMMAR SCHOOL CATCHMENT AREA
- 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) <b>A</b>		
(81-91) <b>B</b>		<b>84</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	

1 Hythe Street  
 Dartford  
 Kent  
 DA1 1BE



dartford@livermores.co.uk

01322 228090

www.livermores.co.uk