

# LIVERMORES

THE ESTATE AGENTS

3 Bedrooms

House - Semi-Detached

Offers In The Region Of

£425,000

Located in

Dartford



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# 21 Lingfield Avenue

Dartford DA2 6AP



Nestled in the sought-after location of Lingfield Avenue, Dartford, this three-bedroom extended semi-detached family home is a true gem waiting to be discovered. Boasting two reception rooms, this property offers ample space for comfortable living and entertaining.

Convenience is key with this property, as it provides easy access to the M25 motorway, Dartford railway station, and other transport links. Commuting to London Liverpool Street is a breeze, with a quick 40-minute journey. The proximity to Darenth Valley Hospital adds to the appeal of this location, making it ideal for families or healthcare professionals.

This charming home also offers a driveway, ensuring parking is never a hassle. Imagine coming home to your own parking space after a long day's work, no more circling the streets in search of a spot.

Surrounded by local amenities and shopping centres such as Dartford town centre and Bluewater shopping centre, everything you need is within reach. Additionally, being in the catchment areas for esteemed schools like the Brent Primary School, Dartford Primary Academy, and the Leigh Academy, this property is perfect for families looking to provide quality education for their children.

With huge amounts of potential, this property is a canvas waiting for your personal touch. Whether you're looking to create your dream family home or seeking an investment opportunity, this semi-detached house offers endless possibilities.



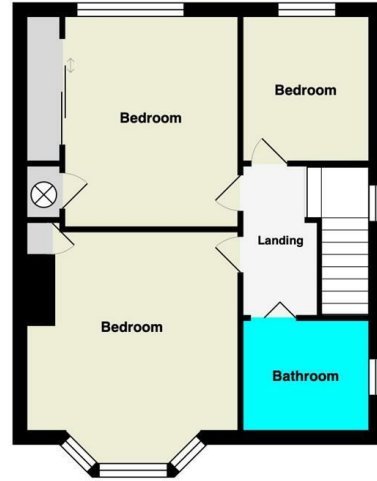
# 21 Lingfield Avenue

£425,000 Freehold



- OFFERS IN THE REGION OF £425,000
- THREE BEDROOM EXTENDED SEMI-DETACHED FAMILY HOME
- HUGE AMOUNTS OF POTENTIAL
- DRIVEWAY AND GARAGE SPACE
- CLOSE PROXIMITY TO 'OUTSTANDING' SCHOOLS
- LARGE REAR GARDEN
- SPACIOUS THROUGH-LOUNGE & DINING SPACE
- WITHIN CLOSE PROXIMITY OF TOWN CENTRE AND TRAIN STATION
- SIMILAR PROPERTIES REQUIRED
- COUNCIL TAX BAND 'C', EPC RATING 'F'





## 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>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>32</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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