

# LIVERMORES

THE ESTATE AGENTS

4 Bedrooms

House - Semi-Detached

Price Guide

£600,000

Located in

Dartford



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



# 67 The Brent

Dartford DA1 1YD



GUIDE PRICE £600,000 - £625,000... Nestled in the charming area of The Brent in Dartford, this semi-detached house offers a rare opportunity to own a piece of history. Boasting 4 bedrooms, this period property seamlessly blends old-world charm with modern conveniences. Original fireplaces and lofty ceilings add character to the spacious interior, while the front garden presents a convenient driveway.

Convenience is key with this property, as it features a utility room and a delightful private south facing garden, perfect for enjoying sunny afternoons. The location is a commuter's dream, with excellent transport links including bus routes to Crayford and Bluewater Shopping Centre, and Dartford station offering regular services to London Bridge, Cannon St, and Charing Cross in just 40 minutes.

For those venturing further afield, the high-speed link to Kings Cross from Gravesend and the proximity to Ebbsfleet International for continental travel make this location ideal. Road commuters will appreciate the easy access to the A2 and M25. Local amenities abound, with shops, a renowned local butcher, and Dartford town centre all within a short walk.

This property is more than just a house; it's a home with a rich history. With three generous double bedrooms, a single bedroom, and a versatile second reception/dining room, there is ample space for comfortable living. The two bathrooms add practicality, while the double doors leading to the private garden offer a seamless indoor-outdoor living experience. Plus, enjoy picturesque views of the local cricket field from the rear of the property.

One of the standout features of this property is the recently installed solar panel with a 5kw power capacity and a 9.3 kw battery. This eco-friendly addition



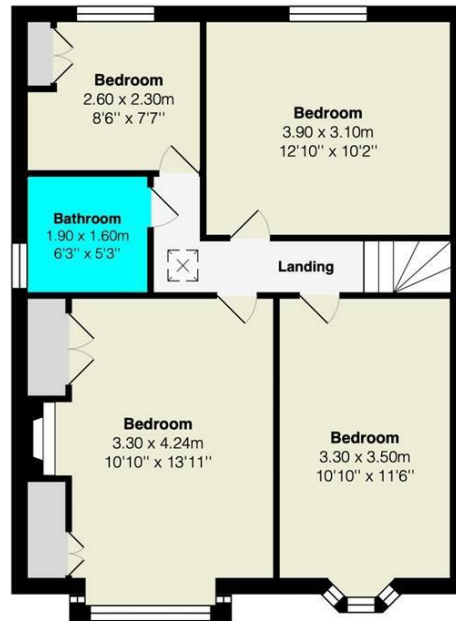
# 67 The Brent

£600,000 Freehold



- GUIDE PRICE £600,000 - £625,000
- DARTFORD GRAMMAR SCHOOL CATCHMENT AREA
- FOUR BEDROOM SEMI-DETACHED FAMILY HOME
- GROUND FLOOR BATHROOM & FIRST FLOOR SHOWER ROOM
- WITHIN CLOSE PROXIMITY OF DARTFORD TOWN CENTRE & STATION
- WALKING DISTANCE FROM THE 'OUTSTANDING' BRENT PRIMARY SCHOOL
- BEAUTIFUL FEATURES THROUGHOUT
- DRIVEWAY SPACE
- POTENTIAL TO EXTEND (STPP)
- 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>94</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</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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