

# LIVERMORES

THE ESTATE AGENTS

3 Bedrooms

House - End Terrace

Price Guide

£400,000

Located in

Dartford



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



# 94 Attlee Drive

Dartford DA1 5DW



GUIDE PRICE £400,000 - £425,000... Nestled in the desirable location of Attlee Drive, Dartford, this charming end-terrace house presents an ideal opportunity for families seeking a comfortable and spacious home. With two well-proportioned reception rooms, including a welcoming lounge and a separate dining room, this property is designed for both relaxation and entertaining. The kitchen is conveniently located, making meal preparation a delight.

The first floor boasts three generously sized bedrooms, ensuring ample space for family members or guests. A well-appointed bathroom and a separate w/c add to the practicality of the layout. The property also features a downstairs shower room, enhancing convenience for busy households.

One of the standout features of this home is the expansive rear garden, which provides a perfect sunny spot for evening gatherings or simply enjoying the outdoors. Additionally, a conservatory at the rear offers a lovely space to unwind while overlooking the garden.

Families will appreciate the proximity to highly regarded primary schools, such as St Anselm's Catholic, Dartford Bridge Community, and The Gateway, along with the popular Leigh UTC secondary school. For those commuting, Dartford High Street and the train station are a mere 0.8 miles away, ensuring easy access to London and beyond. The property also benefits from excellent transport links, with the Dartford Crossing, A2, and M25 nearby, making travel straightforward.

Furthermore, Bluewater Shopping Centre is just a short drive away, providing a wealth of shopping and dining options. With plenty of parking space available, this home is not only practical but also offers great potential for future enhancements. This property is truly a wonderful family home waiting to be cherished.





# 94 Attlee Drive

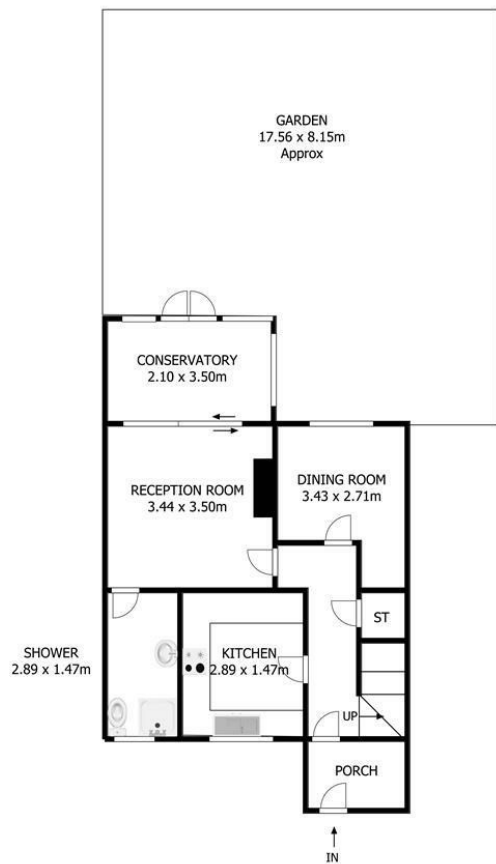
£400,000 Freehold



- GUIDE PRICE £400,000 - £425,000
- WELL-PRESENTED THROUGHOUT
- GREAT LOCATION FOR LOCAL SCHOOLS
- FIRST FLOOR BATHROOM & DOWNSTAIRS SHOWER ROOM
- SIMILAR PROPERTIES REQUIRED
- THREE BEDROOM END OF TERRACE FAMILY HOME
- DRIVEWAY SPACE
- WITHIN CLOSE PROXIMITY OF DARTFORD STATION & TOWN CENTRE
- TWO RECEPTION ROOMS & SEPERATE KITCHEN
- COUNCIL TAX BAND 'C', EPC RATING 'D'

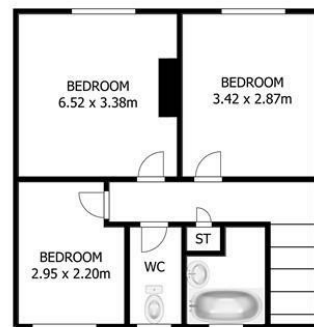






Ground Floor

Attlee Drive DARTFORD DA1 5DW



First Floor

## 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>	<b>63</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

1 Hythe Street  
Dartford  
Kent  
DA1 1BE



dartford@livermores.co.uk

01322 228090

www.livermores.co.uk