

# LIVERMORES

THE ESTATE AGENTS

3 Bedrooms

House - Terraced

Offers In The Region Of

£450,000

Located in

Dartford



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



# 31 Cameron Drive

Dartford Kent DA1 5GN



Nestled on the sought-after Bridge community in Dartford with it's excellent access to the M25, this charming terraced house on Cameron Drive offers a delightful blend of comfort and convenience. The property is well-presented and boasts **THREE SPACIOUS DOUBLE BEDROOMS**, with the master bedroom featuring an **ENSUITE**. Arranged over 3 floors, the spacious hallway leads to a fitted kitchen/diner with ample work surface, cloakroom and internal garage. The 1st floor provides an excellent lounge and double bedroom with 2 further bedrooms, one with ensuite and bathroom on the 2nd. The low-maintenance rear garden is an ideal space for outdoor enjoyment. The property is situated close to a primary school, making it an excellent choice for families. Furthermore, the area features numerous purpose-built spaces for children to play, promoting a safe and friendly environment. With the **FAST TRACK BUS SERVICE**, with easy access into Dartford Town Centre for **DARTFORD MAINLINE STATION** and **BLUEWATER** with it's vast array of restaurants, bars and excellent shopping facilities. **VIEWING HIGHLY RECOMMENDED**





# 31 Cameron Drive

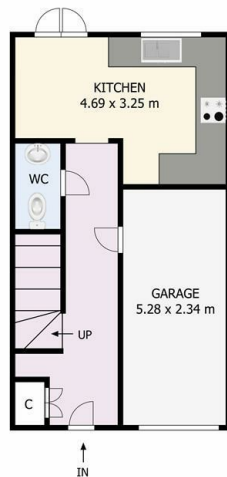
£450,000 Freehold



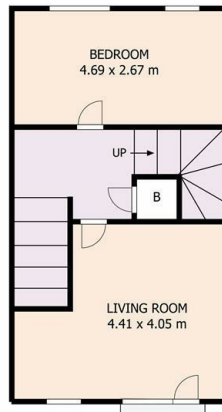
- £450,000 O.I.R.O
- 1300 SQUARE FOOT APPROX
- SPACIOUS RECEPTION ROOM
- INTEGRAL GARAGE
- POPULAR DEVELOPMENT
- 3 DOUBLE BEDROOMS
- KITCHEN/DINER
- ENSUITE TO MASTER
- ALLOCATED PARKING SPACE
- EPC RATING C COUNCIL TAX BAND E



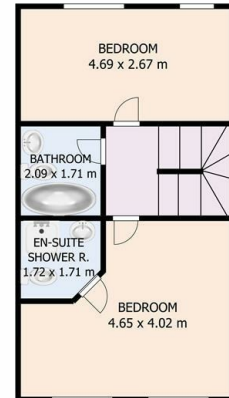




Ground Floor



First Floor



Second Floor

Cameron DrDartford DA1 5GN

This plan serves solely as a layout guide, and no liability is assumed for errors, omissions, or inaccuracies. It was developed in accordance with the RICS Code of Measuring Practice. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are estimated and measured internally. For accurate measurements, please consult a certified architect or surveyor prior to making any decisions based on this plan.

## Council Tax Band

## Local Authority

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>		
(69-80) <b>C</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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