

LIVERMORES

THE ESTATE AGENTS

5 Bedrooms

House - Detached

Price Guide

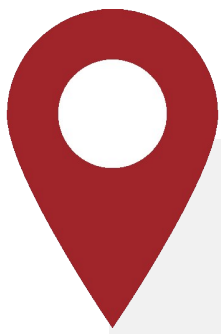
£625,000

Located in

Dartford



www.livermores.co.uk



43 Drudgeon Way

Dartford DA2 8BJ



GUIDE PRICE £625,000 to £650,000 This impressive link-detached home offers a perfect blend of modern living and family comfort. Boasting five well-proportioned bedrooms, including a master bedroom with an ensuite bathroom, this property is designed to accommodate the needs of a growing family. The house features two spacious reception rooms, providing ample space for relaxation and entertainment. The versatile layout allows for the possibility of a third reception room, making it ideal for a playroom, study, or additional living space. Having undergone extensive renovations in recent years there is still the opportunity to put your own stamp on it and make this your forever home.

Conveniently located, this home offers easy access to the A2, making commuting a breeze. Additionally, the renowned Bluewater shopping centre is just a short journey, providing a wealth of shopping, dining, and leisure options. This excellent family home is also situated in a desirable location, making it a fantastic opportunity for those seeking a blend of comfort and convenience. Whether you are looking to settle down or invest, this property is sure to impress. INTERNAL VIEWING RECOMMENDED



43 Drudgeon Way

£625,000 Freehold



- GUIDE PRICE £625,000 TO £650,000
- ENSUITE TO MASTER BEDROOM
- GROUND FLOOR CLOAKROOM
- FANTASTIC POTENTIAL
- SOUGHT AFTER LOCATION
- 4/5 BEDROOM FAMILY HOME
- 2/3 RECEPTION ROOMS
- AMPLE PARKING
- CLOSE TO BLUEWATER & A2
- EPC RATING E COUNCIL TAX BAND E





Ground Floor

Drudgeon Way Bean Kent DA2 8BJ

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.



First Floor

Council Tax Band E

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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