

LIVERMORES

THE ESTATE AGENTS

3 Bedrooms

House - End Terrace

Price Guide

£425,000

Located in

Dartford



www.livermores.co.uk



13 Cedar Road

Dartford DA1 2SF



Nestled on Cedar Road in Dartford, this impressive end-terrace house offers a spacious and versatile living environment, perfect for families or those seeking extra room. With a generous total area of 1,205 square feet, the property boasts two/three well-proportioned bedrooms and two/three reception rooms, one of which has previously served as an additional bedroom, providing flexibility to suit your needs.

The house features two modern bathrooms, ensuring convenience for all occupants. The property has been fully refurbished in recent years, presenting a fresh and contemporary aesthetic throughout. The utility room adds practicality to daily living, making chores more manageable.

Off-street parking is a significant advantage, with space available for up to three cars, along with a garage for additional storage or vehicle protection. The location is particularly appealing, as it lies within the catchment area for Dartford Grammar School, making it an excellent choice for families prioritising education.

Moreover, the property is in close proximity to Dartford town centre and the railway station, providing easy access to local amenities and transport links. This home is offered chain-free, allowing for a smooth and straightforward purchase process.

In summary, this extended semi-detached house on Cedar Road is a rare find, combining space, modern living, and a prime location. It is an ideal opportunity for those looking to settle in a vibrant community while enjoying the comforts of a well-appointed home.



13 Cedar Road

£425,000 Freehold



- GUIDE PRICE £425,000 - £450,000
- THREE RECEPTION ROOMS
- CHAIN FREE!
- DARTFORD GRAMMAR SCHOOL CATCHMENT AREA
- UTILITY ROOM
- TWO/THREE DOUBLE BEDROOMS
- TWO BATHROOMS
- OFF-STREET PARKING & DETACHED GARAGE
- CLOSE PROXIMITY TO DARTFORD TOWN CENTRE AND STATION
- COUNCIL TAX BAND 'C', EPC RATING 'D'





Ground Floor



First Floor

Cedar Rd Dartford DA1 2SF

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 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) A		
(81-91) B		85
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

1 Hythe Street
Dartford
Kent
DA1 1BE

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dartford@livermores.co.uk

01322 228090

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