

LIVERMORES

THE ESTATE AGENTS

3 Bedrooms

House - Semi-Detached

Price Guide

£475,000

Located in

Dartford



www.livermores.co.uk



111 The Brent

Dartford DA1 1YH



GUIDE PRICE £475,000 - £500,000... Livermores are proud to present to this semi-detached Edwardian home to the market, which shows off a delightful blend of character and modern living. As you step through the front door, you are greeted by high ceilings and a grand hallway that exude a sense of elegance and warmth. This property is perfectly suited for a young and growing family, offering ample space and a welcoming atmosphere.

The house boasts an inviting open reception room, providing versatile spaces for relaxation and entertainment. With three well-proportioned bedrooms, there is plenty of room for everyone to enjoy their own private sanctuary. The bathroom has been thoughtfully designed to cater to the needs of modern family life.

At the heart of this home lies the recently updated kitchen, featuring a stylish breakfast bar. This space is ideal for hosting gatherings, allowing friends and family to gather around while you prepare delicious meals. The kitchen overlooks an impressive rear garden, where children can play freely, making it a perfect setting for family activities and outdoor fun.

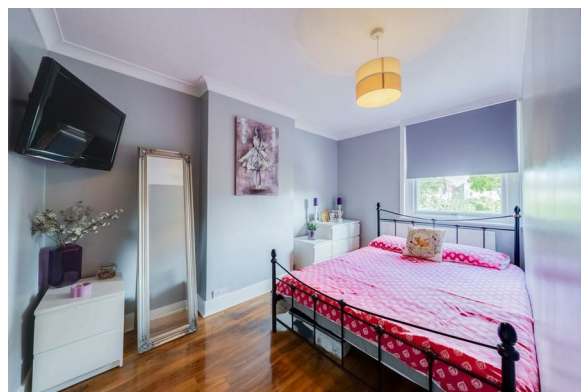
The exterior of the property is equally appealing, showcasing excellent curb appeal that invites you to explore further. The current owners have meticulously maintained and upgraded the home, ensuring that it is ready for you to move in without the hassle of renovations. All that is left for you to do is unpack and settle into your new abode.

This Edwardian gem in Dartford is a rare find, combining timeless charm with contemporary comforts, making it an ideal choice for those seeking a family home in a desirable location. Don't miss the opportunity to make this beautiful property your own.



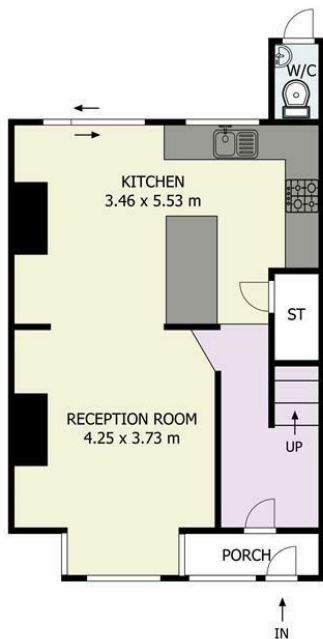
111 The Brent

£475,000 Freehold

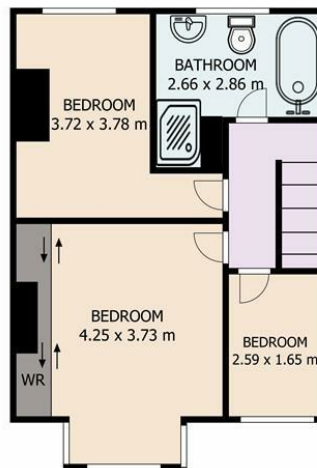


- GUIDE PRICE £475,000 - £500,000
- EDWARDIAN PROPERTY WITH BEAUTIFUL FEATURES
- GREAT LOCATION FOR TOWN CENTRE & STATION
- HARD STANDING TO FRONT
- SIMILAR PROPERTIES REQUIRED
- THREE BEDROOM SEMI-DETACHED HOUSE
- DARTFORD GRAMMAR SCHOOL CATCHMENT AREA
- LARGE REAR GARDEN
- THE BRENT PRIMARY SCHOOL WITHIN WALKING DISTANCE
- COUNCIL TAX BAND 'C', EPC RATING 'C'





Ground Floor



First Floor

The Brent Dartford DA1 1YH

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 measurements have been taken at the widest points unless otherwise stated. The first measurement provided refers to the vertical wall. All dimensions, including windows, doors, and the total gross Internal area (GIA), are approximate and measured internally. For accurate measurement please consult a certified architect or surveyor prior to making any decisions based on this plan. www.airvideography.com

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	73	
(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	

1 Hythe Street
Dartford
Kent
DA1 1BE



dartford@livermores.co.uk

01322 228090

www.livermores.co.uk