

LIVERMORES

THE ESTATE AGENTS

3 Bedrooms

House - Semi-Detached

Offers In The Region Of

£450,000

Located in

Dartford



www.livermores.co.uk



51 Rowan Crescent

Dartford Kent DA1 2QX



PRICE GUIDE £450,000 to £475,000 A 1940's three-bedroom semi-detached family home situated approximately ONE MILE from Dartford High Street. The property is ideally located for those seeking easy access to local amenities, schools and transport links. To the ground floor there is a separate lounge perfect for quiet evenings while the open-plan kitchen/dining area has access to a conservatory.

The first floor comprises three well-proportioned bedrooms ideal for a growing family with family bathroom and a separate W/C.

This property is EQUIDISTANT TO BOTH DARTFORD & WILMINGTON GRAMMAR SCHOOLS making it an excellent choice for families prioritising education. This popular residential location further enhances its appeal.

In summary, this semi-detached property is a wonderful opportunity for those looking to settle in a vibrant area of Dartford. The spacious living areas, convenient location, and family-friendly features is sure to attract interest from a variety of buyers.

VIEWING HIGHLY RECOMMENDED

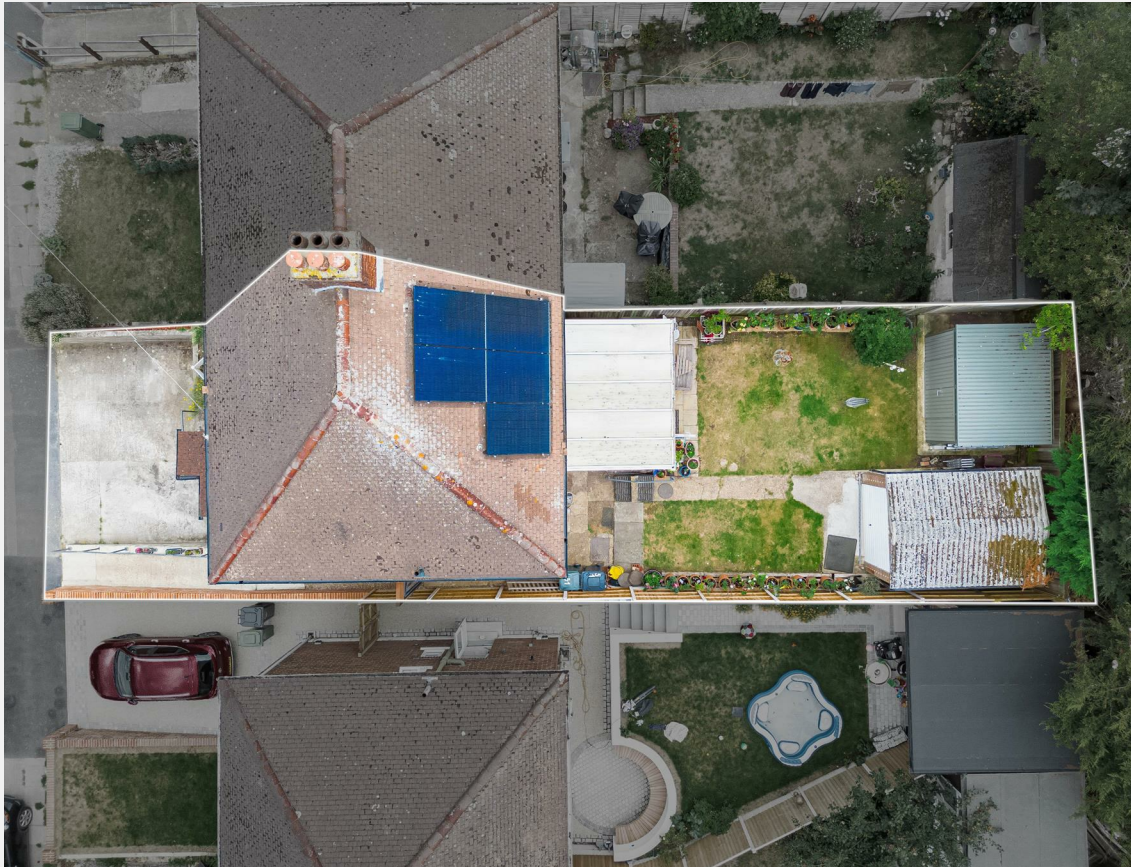


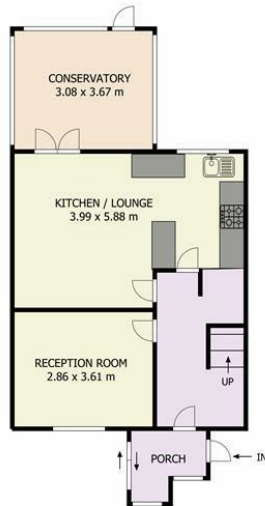
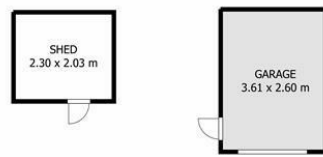
51 Rowan Crescent

£450,000 Freehold

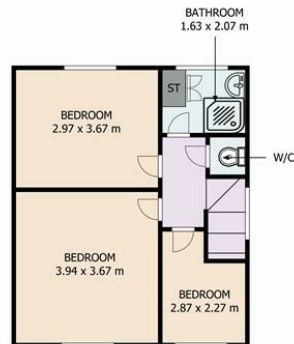


- GUIDE PRICE £450,000 TO £475,000
- 3 BED SEMI-DETACHED HOUSE
- OFF ROAD PARKING FOR 2 CARS
- SOLAR PANELS WITH STORAGE CAPACITY (6.3kwh)
- ELECTRIC VEHICLE CHARGER
- IDEAL FOR GRAMMAR SCHOOLS
- OPEN PLAN KITCHEN/DINER
- 1ST FLOOR BATHROOM
- WELL MAINTAINED
- EPC RATING C COUNCIL TAX BAND C





Ground Floor



First Floor

Rowan Crescent Dartford, Kent, DA1 2QX

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		
(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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