

# LIVERMORES

THE ESTATE AGENTS

3 Bedrooms

House - End Terrace

Offers In The Region Of

£425,000

Located in

Dartford



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



# 25 Dene Road

Dartford DA1 1LX



Nestled on the charming Dene Road in Dartford, this delightful end of terrace house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two inviting reception rooms provide ample opportunity for relaxation and entertaining, making it easy to host friends and family.

The house features a well-appointed bathroom, ensuring that daily routines are both practical and pleasant. The layout of the home is designed to maximise space and light, creating a warm and welcoming atmosphere throughout.

Situated in a desirable area, this property benefits from excellent local amenities, including shops, schools, and parks, all within easy reach. Dartford's transport links are also conveniently close, providing quick access to London and beyond.

This house on Dene Road is not just a place to live; it is a wonderful opportunity to create lasting memories in a vibrant community. Whether you are a first-time buyer or looking to settle down, this property is sure to meet your needs. Do not miss the chance to make this charming house your new home.



# 25 Dene Road

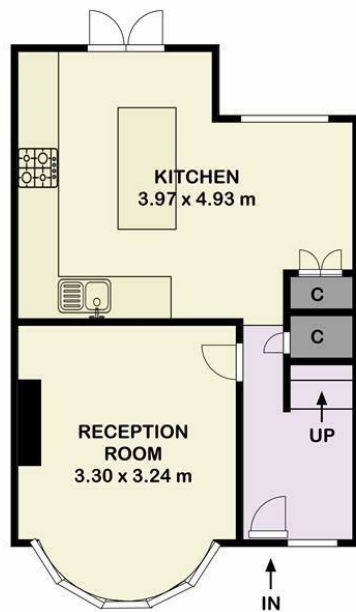
£425,000 Freehold



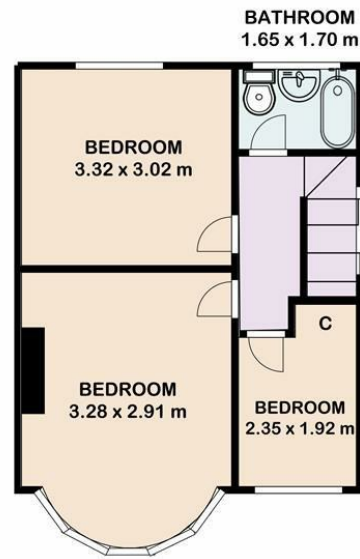
- GUIDE PRICE £425,000 - £450,000
- DRIVEWAY SPACE
- BEAUTIFUL OPEN KITCHEN-DINING SPACE
- POPULAR & QUIET RESIDENTIAL ROAD
- SIMILAR PROPERTIES REQUIRED
- THREE BEDROOM END OF TERRACE
- CHAIN FREE!
- PROPERTY HAS BEEN FULLY RENOVATED THROUGHOUT
- DARTFORD GRAMMAR SCHOOL CATCHMENT AREA
- COUNCIL TAX BAND 'C', EPC RATING 'D'







Ground Floor



First Floor

## Dene Rd Dartford DA1 1LX

The plan is intended solely as a layout guide, and no liability is assumed for any errors, omissions, or inaccuracies. It does not constitute, in whole or in part, an offer or contract. Any intending purchaser or lessee should satisfy themselves, through inspection searches, enquiries, and a full survey, as to the accuracy of the information provided. All areas, measurements, shapes, compass bearing and distances are approximate and should not be relied upon for valuation purposes or as the basis of any sale or letting. No guarantee is provided regarding the total area, which may include areas with restricted head height. All measurements are taken at the widest points, internally, unless otherwise stated. May not be to scale. [www.airvideography.com](http://www.airvideography.com)

## 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>		79
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

1 Hythe Street

Dartford

Kent

DA1 1BE

**LIVERMORES**  
THE ESTATE AGENTS

[dartford@livermores.co.uk](mailto:dartford@livermores.co.uk)

01322 228090

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