

# LIVERMORES

THE ESTATE AGENTS

3 Bedrooms

House - Terraced

Offers In The Region Of

£325,000

Located in

Dartford



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# 22 Howard Road

Dartford DA1 1XH



OFFERS IN THE REGION OF £325,000... Livermores are proud to present to the market, this charming three-bedroom extended family home located on Howard Road in Dartford. This terraced house is perfect for first-time buyers looking for a cosy yet spacious property.

Furthermore, you are greeted by two reception rooms, offering ample space for entertaining guests or simply relaxing with your loved ones. The property boasts three well-proportioned bedrooms, providing plenty of room for a growing family or for those in need of a home office.

One bathroom ensures convenience for all residents, while the fully boarded loft presents an excellent opportunity for storage or potential conversion, adding even more value to this lovely home.

Situated within walking distance to Dartford Station, this property offers easy access to transportation links, making commuting a breeze. VIEWING HIGHLY RECOMMENDED.



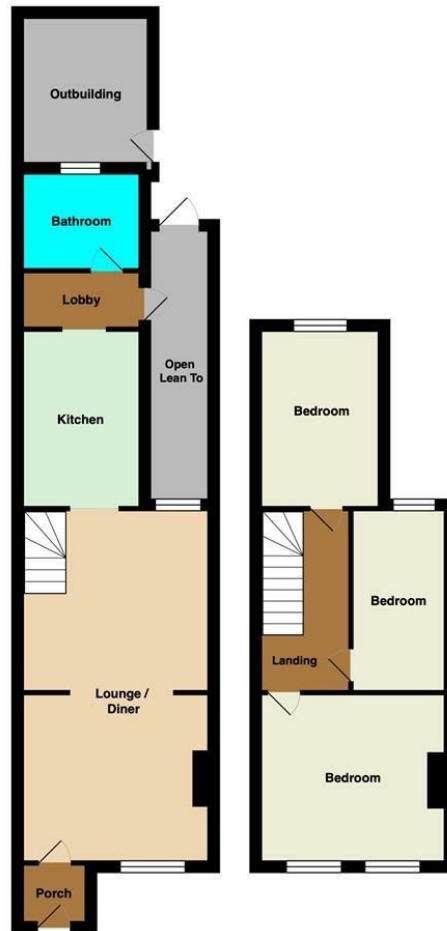
# 22 Howard Road

£325,000 Freehold



- OFFERS IN THE REGION OF £325,000
- WALKING DISTANCE TO DARTFORD STATION & TOWN CENTRE
- FULLY BOARDED LOFT
- PERFECT FOR FIRST TIME BUYERS & INVESTORS
- SIMILAR PROPERTIES REQUIRED
- THREE BEDROOM EXTENDED MID-TERRACED FAMILY HOME
- SIZABLE LOUNGE & DINING AREA
- UTILITY SPACE
- DOWNSTAIRS BATHROOM
- EPC RATING 'C' COUNCIL TAX 'C'





**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) <b>A</b>		
(81-91) <b>B</b>		<b>91</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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