

LIVERMORES

THE ESTATE AGENTS

2 Bedrooms

House - Semi-Detached

Offers In The Region Of

£410,000

Located in

Dartford



www.livermores.co.uk



29 Laburnum Avenue

Dartford Kent DA1 2QN



GUIDE PRICE £410,000 to £425,000 This stunning semi-detached home offers a perfect blend of modern living and comfort. The property has been finished to a very high standard and would make a fantastic first time buy. With herringbone engineered wood flooring throughout the ground floor, the spacious reception links into the beautiful fitted kitchen with integrated appliances such as fridge/freezer, dishwasher and a well thought out utility area, with access to the low maintenance garden which has been landscaped to provide a tranquil outdoor space. The first floor has 2 well presented double bedrooms with fitted wardrobes and a lovely shower room with under floor heating again finished to an excellent standard. Located just over 1 MILE FROM THE SOUGH AFTER DARTFORD GRAMMAR SCHOOLS and ideally situated within easy access to both the M25 and A2 with a private driveway for 2 cars. AN INTERNAL VIEWING IS HIGHLY RECOMMENDED



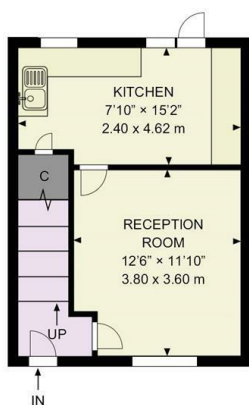
29 Laburnum Avenue

£410,000 Freehold

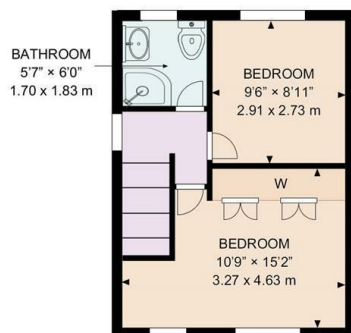


- GUIDE PRICE £410,000 TO £425,000
- 2 DOUBLE BEDROOMS
- FANTASTIC SHOWER ROOM
- FINISHED TO A HIGH STANDARD
- EXCELLENT FIRST TIME BUY
- STUNNING SEMI-DETACHED
- BEAUTIFUL FITTED KITCHEN
- LANDSCAPED GARDENS
- DRIVEWAY FOR 2 CARS
- EPC RATING D COUNCIL TAX BAND C

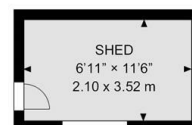




Ground Floor



First Floor



Outbuildings

LABURNUM AVENUE, DA1

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, wall thicknesses, 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. All measurements are taken at the widest points, internally, with the first measurement referring to the vertical dimension. May not be to scale. Powered by airvideography.com

Council Tax Band C

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) A		
(81-91) B		
(69-80) C		80
(55-68) D	68	
(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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