

LIVERMORES

THE ESTATE AGENTS

3 Bedrooms

House - Terraced

Price Guide

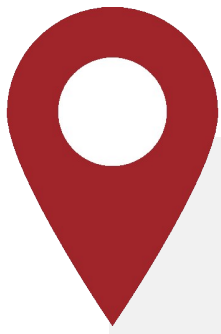
£375,000

Located in

Dartford



www.livermores.co.uk



12 Lavinia Road

Dartford Kent DA1 1TS



Guide Price £375,000 - £395,000

Offered to the market chain free, this well-presented three-bedroom terraced home is ideally situated within a quiet cul-de-sac location in the highly sought-after Dartford Grammar School catchment area.

The property provides spacious and versatile accommodation, making it an excellent choice for families, first-time buyers, and commuters alike. Externally, the home benefits from a sizeable rear garden, offering ample space for outdoor entertaining, family activities, or future landscaping potential. Furthermore, the property has a sizable kitchen, with all white goods being left for the future buyer.

Conveniently located within close proximity to Dartford Station and Dartford Town Centre, residents can enjoy excellent transport links, shopping facilities, restaurants, and local amenities. For those travelling by road, there is easy access to the A2 and M25, providing straightforward connections into London, Kent, and beyond.

A fantastic opportunity to acquire a family home in a desirable and well-connected location—early viewing is highly recommended.

12 Lavinia Road

£375,000 Freehold



- GUIDE PRICE £375,000 - £395,000
- CHAIN FREE!
- CLOSE PROXIMITY TO DARTFORD STATION & TOWN CENTRE
- SIZABLE REAR GARDEN
- SIMILAR PROPERTIES REQUIRED
- THREE BEDROOM TERRACED HOUSE
- DARTFORD GRAMMAR SCHOOL CATCHMENT AREA
- CUL-DE-SAC LOCATION
- EASY ACCESS TO A2/M25
- COUNCIL TAX BAND 'C', EPC RATING 'D'



Ground Floor



First Floor

LAVINIA ROAD DARTFORD DA1

The plan is intended solely as a layout guide, and no liability is taken for any errors, omissions, or misstatement. 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, position and distances are approximate. No guarantee is provided regarding the total area. Not to scale.

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- Restricted head height below 1.5m / 5'0"

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		92
(81-91) B		
(69-80) C		
(55-68) D	67	
(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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