LIVERMORES
THE ESTATE AGENTS

2 Bedrooms	House - Terraced
Price Guide	£300,000
Located in	Dartford

www.livermores.co.uk

35 St. Martins Road

Dartford DA1 1UJ

Positioned on the ever-popular St. Martins Road, this beautifully presented two-bedroom terraced home offers a perfect combination of character, comfort, and convenience, making it an excellent choice for first-time buyers, couples, or small families. Offered with vacant possession and no onward chain, this presents a wonderful opportunity to acquire a desirable home that is ready to welcome its new owners.

Stepping inside, you're welcomed by a bright and spacious reception room that provides the ideal setting for both relaxing and entertaining. The well-designed layout creates a warm and inviting atmosphere, while making the most of the available living space and moving through into a lovely fitted kitchen/diner with integrated appliances, including induction hob, microwave and dishwasher with a modern well appointed bathroom to the rear.

Upstairs, the property offers two generously sized bedrooms, each filled with natural light and offering comfortable accommodation with plenty of room for storage.

Situated in a well-established residential neighbourhood, the property is perfectly placed for everyday convenience. A variety of local shops, supermarkets, cafés, schools, and green open spaces are all within easy reach, while Dartford's excellent transport connections—including Dartford Station, major bus routes, and easy access to the A2, M25, and Dartford Crossing—make commuting into London and the surrounding areas straightforward.

Offering spacious accommodation, a sought-after location and an excellent connectivity, this charming home is ready for it's next occupants to enjoy. Early viewing is highly recommended to appreciate everything this fantastic property has to offer.

35 St. Martins Road

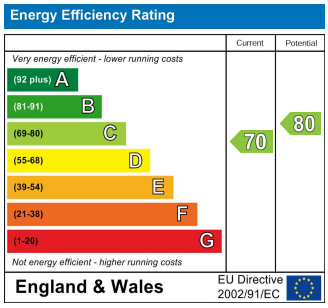
£300,000 Freehold

- NO ONWARD CHAIN AND VACANT POSSESSION
- 1/2 A MILE WALK TO STATION
- IDEAL FOR GOOD SCHOOLS
- POPULAR RESIDENTIAL ROAD
- SIMILAR PROPERTIES REQUIRED
- PRICE GUIDE OF £300,000 - £325,000
- EXCELLENT FIRST TIME BUY
- 2 DOUBLE BEDROOMS
- EPC RATING 'C' COUNCIL TAX BAND 'C'
- GROUND FLOOR BATHROOM

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.



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