

LIVERMORES

THE ESTATE AGENTS

3 Bedrooms

House - Terraced

Price Guide

£375,000

Located in

Dartford



www.livermores.co.uk



49 Devon Road

Dartford DA4 9AA



Livermores are proud to present to the market this delightful terraced house on Devon Road, which 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 inviting reception room provides a warm and welcoming atmosphere, perfect for relaxation or entertaining guests.

The house features a well-appointed bathroom, ensuring that all your daily needs are met with ease. The layout of the property is practical, making it easy to navigate and enjoy the various living spaces.

Situated in a friendly neighbourhood, this home benefits from local amenities and excellent transport links, making it an ideal choice for commuters and families alike. The surrounding area boasts beautiful parks and green spaces, perfect for leisurely strolls or outdoor activities.

This property presents a wonderful opportunity for those looking to settle in a vibrant community while enjoying the comforts of a well-designed home. Whether you are a first-time buyer or seeking a new family residence, this terraced house on Devon Road is certainly worth considering.



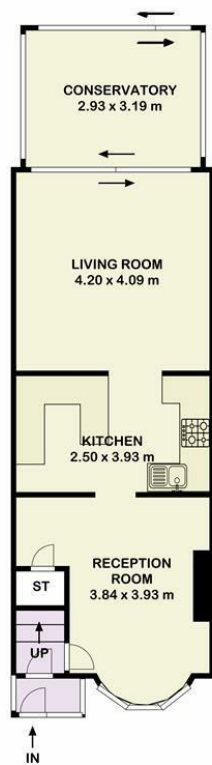
49 Devon Road

£375,000 Freehold



- GUIDE PRICE £375,000 - £400,000
- THREE BEDROOM TERRACED HOUSE
- PARKING IN GARAGE
- 10 MINUTE WALK TO FARNINGHAM STATION
- SIMILAR PROPERTIES REQUIRED
- SOUGHT-AFTER SOUTH DARENTH VILLAGE
- TWO RECEPTION ROOMS, SEPERATE KITCHEN & CONSERVATORY
- CHAIN FREE!
- GREAT LOCATION FOR HIGHLY-RATED SCHOOLS
- COUNCIL TAX BAND 'C', EPC RATING 'C'

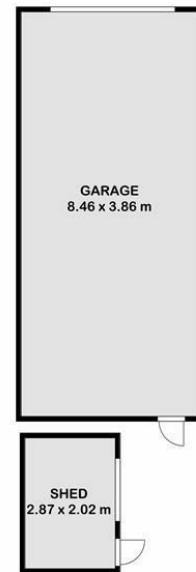




Ground Floor



First Floor



Outbuildings

Devon Rd South Darenth, Dartford DA4 9AA

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

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) A		
(81-91) B		84
(69-80) C	71	
(55-68) D		
(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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