

LIVERMORES

THE ESTATE AGENTS

3 Bedrooms

House - Terraced

Price Guide

£395,000

Located in

Dartford



www.livermores.co.uk



44 Park Road

Dartford DA1 1SY



Livermores are proud to present this delightful terraced house which showcases an excellent opportunity for families and first-time buyers alike. With its inviting façade and well-maintained exterior, the property boasts a warm and welcoming atmosphere from the moment you arrive.

Inside, you will find two spacious reception rooms, perfect for entertaining guests or enjoying quiet family evenings. These versatile spaces can be tailored to suit your lifestyle, whether you envision a cosy lounge, a formal dining area, or a playroom for the children. The natural light that floods these rooms creates a bright and airy feel, enhancing the overall appeal of the home.

The property features three well-proportioned bedrooms, providing ample space for rest and relaxation. Each room offers a comfortable retreat, ideal for unwinding after a long day. The layout is thoughtfully designed to accommodate the needs of a growing family or those seeking extra space for guests.

Completing this charming home is a well-appointed bathroom, designed for both functionality and comfort. It offers a serene space to refresh and rejuvenate, ensuring that your daily routines are both convenient and enjoyable.

Situated in a desirable location, this property benefits from easy access to local amenities, schools, and transport links, making it an ideal choice for those who value convenience and community. With its blend of character and practicality, this terraced house on Park Road is a wonderful opportunity not to be missed. We invite you to come and explore the potential of this lovely home.



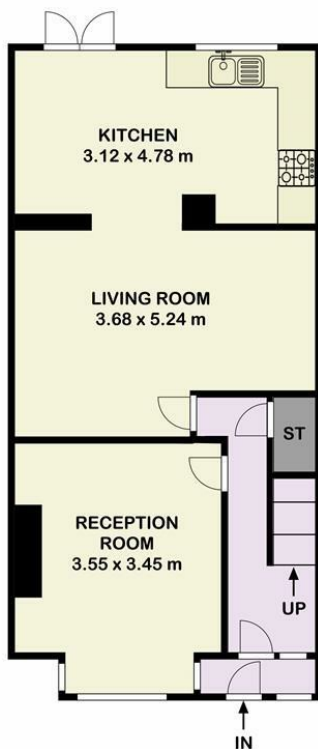
44 Park Road

£395,000 Freehold

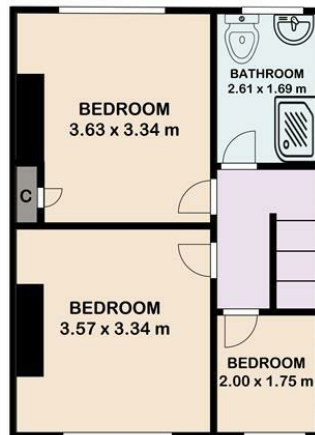


- OFFERS IN THE REGION OF £395,000
- SINGLE-STOREY EXTENSION TO THE REAR
- DARTFORD GRAMMAR SCHOOL CATCHMENT AREA
- IDEALLY LOCATED FOR THE M25
- SIMILAR PROPERTIES REQUIRED
- THREE BEDROOM TERRACED HOUSE
- GREAT LOCATION FOR LOCAL PRIMARY SCHOOLS
- GOOD LOCATION FOR DARTFORD STATION
- CHAIN FREE!
- COUNCIL TAX BAND 'C', EPC RATING 'C'





Ground Floor



First Floor

Park Rd, Dartford, DA1 1SY

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 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		
(81-91) B		86
(69-80) C	70	
(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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