

LIVERMORES

THE ESTATE AGENTS

3 Bedrooms

House - Terraced

Price Guide

£450,000

Located in

Dartford



www.livermores.co.uk



120 Ashen Drive

Dartford DA1 3LX



Welcome to this modern and stylish three-bedroom extended family home, ideally located on Ashen Drive in the sought-after area of West Dartford. This property offers generous living accommodation, making it perfect for families seeking both comfort and convenience.

The home is situated within a prime location, with a wealth of amenities available within a one-mile radius. Notably, it falls within the catchment area for renowned grammar schools, making it an excellent choice for families prioritising education.

As you enter, you will be greeted by a well-presented interior that flows seamlessly throughout. The spacious living areas are designed for both relaxation and entertaining, ensuring that every family member can enjoy their own space. The property features two modern bathrooms, providing ample facilities for busy mornings and family life.

One of the standout features of this home is the converted garage, which has been transformed into a gym. This versatile space can be tailored to suit your lifestyle, whether you wish to maintain an active routine or use it for additional storage.

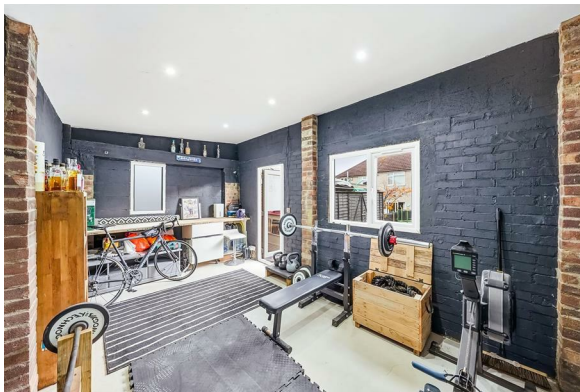
Furthermore, the property is conveniently located near Crayford Station, offering excellent transport links for commuters. This combination of modern living, prime location, and proximity to essential services makes this home a fantastic opportunity for those looking to settle in West Dartford.

In summary, this three-bedroom extended terraced house is a remarkable find, blending style, space, and convenience in a desirable area. Do not miss the chance to make this your new family home.



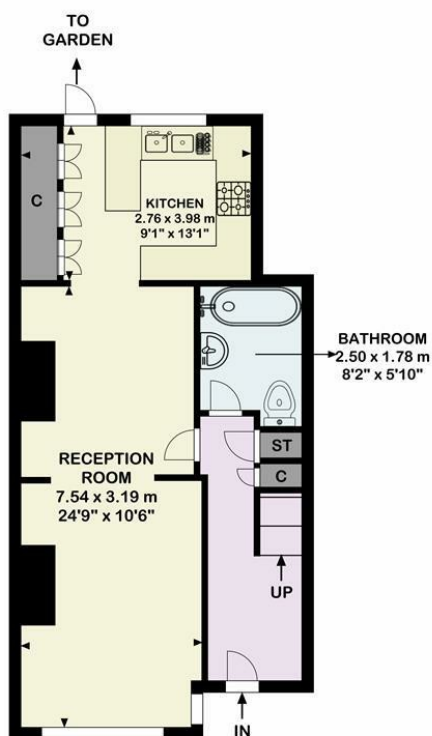
120 Ashen Drive

£450,000 Freehold

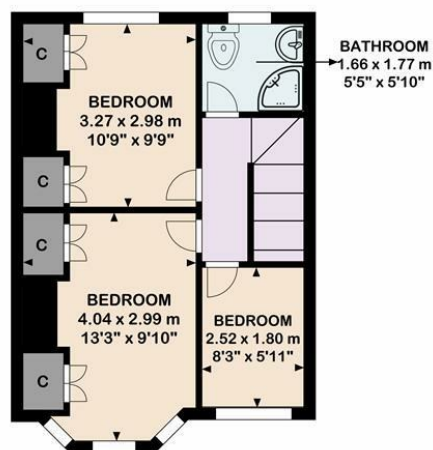


- GUIDE PRICE £450,000 - £475,000
- GRAMMAR SCHOOL CATCHMENT AREA
- TWO BATHROOMS
- GREAT LOCATION FOR SCHOOLS
- SIMILAR PROPERTIES REQUIRED
- THREE BEDROOM EXTENDED TERRACED HOUSE
- WELL-PRESENTED THROUGHOUT
- GYM TO THE REAR OF THE GARDEN
- CLOSE PROXIMITY TO CRAYFORD STATION
- COUNCIL TAX BAND 'C', EPC RATING 'D'





Ground Floor



First Floor

Ashen Drive, 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, 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		
(69-80) C		76
(55-68) D	64	
(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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