

LIVERMORES

THE ESTATE AGENTS

3 Bedrooms

House - End Terrace

Price Guide

£400,000

Located in

Dartford



www.livermores.co.uk



24 Cowdrey Court

Dartford DA1 2PL



GUIDE PRICE £400,000 - £425,000.

Situated within a quiet cul-de-sac and offered to the market chain free, this recently refurbished three-bedroom end of terrace family home presents an exceptional opportunity for growing families and commuters alike.

The property has been tastefully updated throughout, providing modern and well-presented accommodation ready for immediate occupation. Internally, the home offers spacious living accommodation, three well-proportioned bedrooms and a layout perfectly suited to modern family life.

One of the standout features of the property is the sizeable rear garden, which is currently benefiting from new turf being laid, creating an ideal outdoor space for entertaining, children to play or simply relaxing during the warmer months.

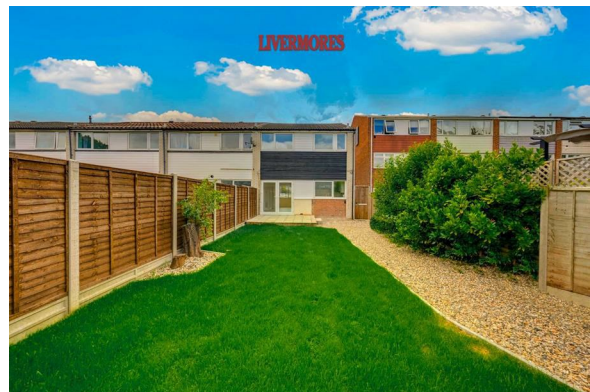
Perfectly positioned within the highly sought-after Dartford Grammar School catchment area, the property is also conveniently located within easy reach of Dartford Station and the town centre, offering excellent transport links into London as well as a wide range of local shops, restaurants and amenities.

Combining a desirable location, modern presentation and excellent family credentials, this fantastic home is expected to attract significant interest. Early viewing is highly recommended.



24 Cowdrey Court

£400,000 Freehold



- GUIDE PRICE £400,000 - £425,000

- CHAIN FREE!

- CUL-DE-SAC LOCATION

- CLOSE PROXIMITY TO DARTFORD STATION & TOWN CENTRE

- SIMILAR PROPERTIES REQUIRED

- THREE BEDROOM END OF TERRACE FAMILY HOME

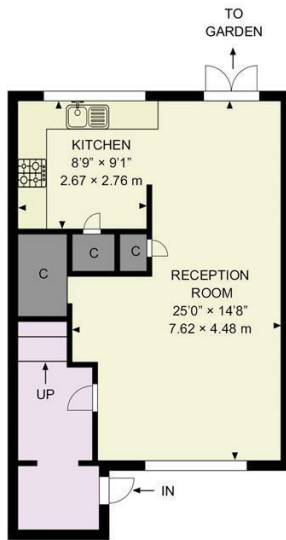
- DARTFORD GRAMMAR SCHOOL CATCHMENT AREA

- SIZABLE REAR GARDEN WITH NEW TURF BEING LAID

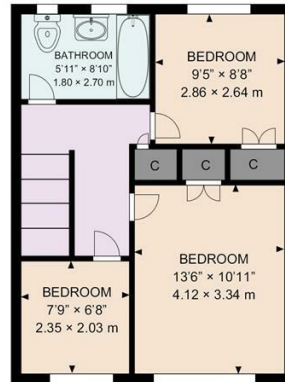
- RECENTLY REFURBISHED THROUGHOUT

- COUNCIL TAX BAND 'D', EPC RATING 'F'





Ground Floor



First Floor

COWDREY COURT 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 D

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			80
(55-68) D			
(39-54) E			
(21-38) F		33	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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