

LIVERMORES
THE ESTATE AGENTS

2 Bedrooms

House - Terraced

Price Guide

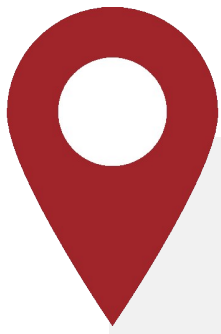
£350,000

Located in

Dartford



www.livermores.co.uk



22 St. Albans Road

Dartford Kent DA1 1TF



This beautifully presented mid-terrace Victorian cottage is ideally situated for a range of local amenities, including Leigh Academy Infant School, and is approximately half a mile from Dartford Mainline Station, providing excellent commuter links, on for a guide price of £350,000 to £360,000.

The property is also just a short bus journey from Bluewater Shopping Centre, renowned for its excellent selection of shops, bars, restaurants and multiplex cinema.

The charming accommodation comprises two reception rooms, both benefiting from real wood-log burners, creating warm and inviting living spaces, together with a fitted kitchen. To the rear, the lovely garden features a patio area, making it ideal for outdoor entertaining and relaxing. The garden also benefits from a convenient outside WC, an external tap and outside power sockets, providing practical additional features for everyday use and gardening.

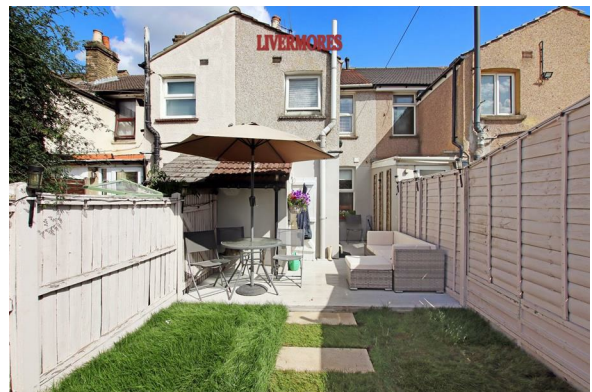
To the first floor are two well-proportioned double bedrooms and a beautifully presented bathroom, accessed via the rear bedroom.

This fantastic Victorian family home offers a wonderful combination of character, practicality and excellent transport links, making it an ideal choice for a first-time buyer or an attractive investment opportunity.

An internal viewing is highly recommended to fully appreciate all that this delightful home has to offer.

22 St. Albans Road

£350,000 Freehold



- GUIDE PRICE OF £350,000 to £360,000
- 2 DOUBLE BEDROOMS
- 2 RECEPTION ROOMS
- DELIGHTFUL REAR GARDEN
- FANTASTIC LOCATION
- PERFECT FOR DARTFORD STATION
- EXCELLENT CONDITION
- OUTSIDE W/C, SOCKETS AND TAP
- CLOSE TO GOOD SCHOOLS
- EPC RATING C, COUNCIL TAX BAND C

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		82
(69-80) C	69	
(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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