

# LIVERMORES

THE ESTATE AGENTS

2 Bedrooms

House - Terraced

Offers In The Region Of

£315,000

Located in

Dartford



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# 7 Milestone Road

Dartford DA2 6DW



Nestled on Milestone Road in Dartford, this charming two-bedroom terrace house presents an exceptional opportunity for first-time buyers or those seeking a buy-to-let investment. The property has been meticulously maintained by its current owners, ensuring a welcoming and comfortable living space.

Upon entering, you are greeted by an inviting entrance porch that leads into two spacious reception rooms, perfect for entertaining guests or enjoying family time. The well-designed kitchen offers functionality and style, while the ground floor bathroom adds convenience to daily living.

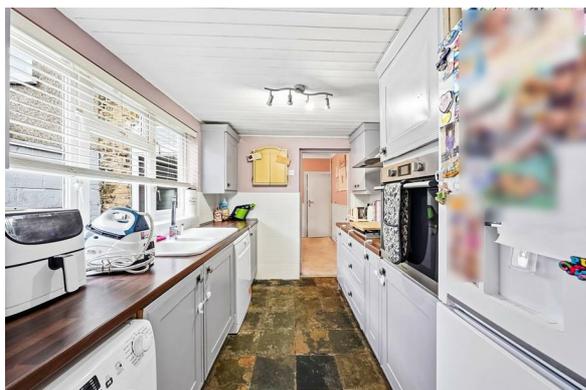
Upstairs, you will find two generously sized double bedrooms, providing ample space for relaxation and rest. The property is further enhanced by a delightful 90ft rear garden, ideal for outdoor activities, gardening, or simply unwinding in a private setting.

Location is key, and this home does not disappoint. It is conveniently situated near a variety of schools, shops, and train stations, making it an ideal choice for families and commuters alike. This property truly embodies the essence of a perfect starter home, combining comfort, space, and accessibility in one delightful package. Do not miss the chance to make this lovely house your new home.



# 7 Milestone Road

£315,000 Freehold



- OFFERS IN THE REGION OF £315,000
- 90FT REAR GARDEN APPROXIMATELY
- CLOSE PROXIMITY TO DARTFORD STATION & TOWN CENTRE
- INVITING ENTRANCE PORCH
- SIMILAR PROPERTIES REQUIRED
- TWO DOUBLE BEDROOM MID-TERRACED HOME
- TWO RECEPTION ROOMS & DOWNSTAIRS BATHROOM
- GREAT LOCATION FOR HIGHLY-RATED LOCAL SCHOOLS
- WELL-PRESENTED THROUGHOUT
- COUNCIL TAX BAND 'B', EPC RATING 'D'





MILESTONE ROAD, DARTFORD, DA2

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. All measurements are taken at the widest points, internally, with the first measurement referring to the vertical dimension. May not be to scale. Powered by airvideography.com

## Council Tax Band B

## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	<b>76</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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