

**LIVERMORES**  
THE ESTATE AGENTS

3 Bedrooms

House - Semi-Detached

Price Guide

£425,000

Located in

Dartford



[www.livermores.co.uk](http://www.livermores.co.uk)



# 41 Morland Avenue

Dartford DA1 3BW



OFFERS IN THE REGION OF £425,000... Livermores are proud to present this three bedroom semi-detached house to the market. Being located in the highly popular area of WEST DARTFORD and within walking distance of Crayford station and town centre, we believe this property has huge potential to become the perfect family home. Furthermore, the property falls within the DARTFORD GRAMMAR SCHOOL CATCHMENT AREA and is closely located to Wentworth Primary school which received an 'outstanding' Ofsted report.

The property is being sold CHAIN FREE! VIEWING HIGHLY RECOMMENDED.

The property comprises entrance hall, lounge, dining room, kitchen, family bathroom, two double bedrooms and one single bedroom. In addition, the home has a sizeable front and rear garden for all the family to enjoy.

# 41 Morland Avenue

£425,000 Freehold

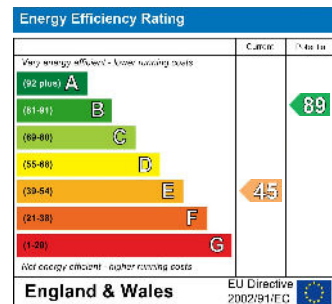


- GUIDE PRICE £425,000 - £450,000
- WEST DARTFORD
- CHAIN FREE!
- LARGE AMOUNTS OIF POTENTIAL
- SIMILAR PROPERTIES REQUIRED
- THREE BEDROOM SEMI-DETACHED HOUSE
- DARTFORD GRAMMAR SCHOOL CATCHMENT AREA
- POPULAR RESIDENTIAL ROAD
- SIZEABLE FRONT AND REAR GARDEN
- COUNCIL TAX BAND 'D', EPC RATING 'E'

## 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.



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