

# LIVERMORES

THE ESTATE AGENTS

3 Bedrooms

House - Terraced

Offers In The Region Of

£375,000

Located in

Dartford



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# 28 Cranford Road

Dartford Kent DA1 1JP



O.I.R.O £375,000 Located in a popular residential road in the heart of Dartford is this 3 BEDROOM EXTENDED terrace home. The property comprises of 2 reception rooms one of which is open plan to a KITCHEN/DINER, with access into a utility room to the ground floor with 3 bedrooms and a bathroom to the first floor. Externally there is a GOOD SIZE REAR GARDEN, with decking area and brick built WORKSHOP. Located within three quarters of a mile of Dartford town centre and mainline station and ideally situated for local schools and is APPROXIMATELY 1 MILE FROM THE DARTFORD GRAMMAR SCHOOLS. This property would make an excellent first time buy or investment. VIEWING HIGHLY RECOMMENDED



# 28 Cranford Road

£375,000 Freehold



- EXTENDED TERRACED HOUSE
- KITCHEN/DINER
- UTILITY ROOM
- GOOD SIZE GARDEN WITH WORKSHOP
- SIMILAR PROPERTIES REQUIRED
- 3 BEDROOMS
- 2 RECEPTION ROOMS
- 1ST FLOOR BATHROOM
- CENTRAL DARTFORD LOCATION
- COUNCIL TAX BAND 'C' EPC RATING 'D'





## 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	Maximum
Very energy efficient - lowest running costs			
(92 plus)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	61	
(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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