

LIVERMORES

THE ESTATE AGENTS

3 Bedrooms

House - Detached

Offers In The Region Of

£600,000

Located in

Dartford



www.livermores.co.uk



47 Morland Avenue

Dartford Kent DA1 3BW



OFFERS IN THE REGION OF £600,000... Livermores are proud to present this charming rarely available spacious 3 bedroom, extended detached family home, occupying a prime corner plot within the highly sought after Dartford Grammar Schools catchment area. The property boasts three spacious bedrooms, perfect for a growing family or those in need of extra space. Situated in the sought-after Dartford Grammar School catchment area, this property offers not only a comfortable living space but also a great educational opportunity for your children.

Furthermore, as you step inside, you'll be greeted by a separate lounge, large breakfast kitchen, separate dining room, which is ideal for entertaining, combined utility & shower/wc. The sizable layout of this house ensures that you have plenty of space to move around and make it your own. In addition, the first floor master bedroom boasts with a large floor size and quality fitted wardrobes.

Externally the large plot boasts well maintained, enclosed, private gardens & two garages to the rear offering the added benefit of additional off street parking.

One of the highlights of this property is the off-street parking to the rear, offering convenience and peace of mind for your vehicles. No more worrying about finding a parking spot after a long day at work!

Don't miss out on the chance to make this three-bedroom detached house your own. With its ideal location, spacious layout, and off-street parking, this property has all the makings of a wonderful home. Contact us today to arrange a viewing and take the first step towards making Morland Avenue your new address.



47 Morland Avenue

£600,000 Freehold



- OFFERS IN THE REGION OF £600,000
- DARTFORD GRAMMAR SCHOOL CATCHMENT
- SEPERATE LOUNGE, KITCHEN & DINING ROOM
- POTENTIAL TO EXTEND (STPP)
- RECENTLY ADDED ALARM SYSTEM
- THREE BEDROOM DETACHED HOUSE
- OFF-STREET PARKING WITH TWO GARAGES TO REAR
- BEAUTIFUL & PRIVATE REAR GARDEN
- WALKING DISTANCE TO TOWN CENTRE & TRAIN STATION
- COUNCIL TAX BAND 'E', EPC RATING 'D'





Council Tax Band E

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			84
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

1 Hythe Street
 Dartford
 Kent
 DA1 1BE



dartford@livermores.co.uk
 01322 228090
 www.livermores.co.uk