

LIVERMORES

THE ESTATE AGENTS

1 Bedrooms

Maisonette

Price Guide

£190,000

Located in

Dartford



www.livermores.co.uk



42 Queens Gardens

Dartford DA2 6HY



Nestled in the sought-after Queens Gardens area of Dartford, this charming ground floor maisonette presents an excellent opportunity for both first-time buyers and investors alike. With one well-proportioned bedroom and a modern bathroom, this property is designed for comfortable living. The entrance hall leads you into a welcoming lounge, perfect for relaxation or entertaining guests. The contemporary kitchen is both functional and stylish, catering to all your culinary needs.

One of the standout features of this maisonette is the private rear garden, offering a tranquil outdoor space for gardening, dining, or simply enjoying the fresh air.

Situated on the popular Fleet Estate, the property benefits from excellent transport links, with easy access to the M25 and A2 motorways, as well as proximity to Darent Valley Hospital. This convenient location ensures that you are well-connected to the surrounding areas and amenities.

Livermores highly recommend viewing this delightful maisonette to fully appreciate its charm and potential. Whether you are looking to settle down or invest, this property is a fantastic choice in a desirable location.



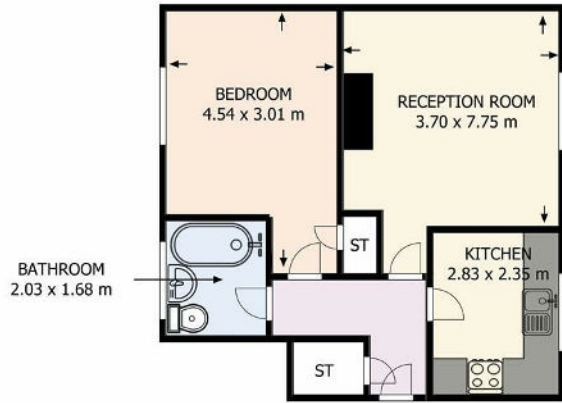
42 Queens Gardens

£190,000 Leasehold



- GUIDE PRICE £190,000 - £200,000
- VIEWING ADVISED
- OWN REAR GARDEN
- POPULAR FLEET ESTATE LOCATION
- SIMILAR PROPERTIES REQUIRED
- CHAIN FREE
- WELL PRESENTED
- CLOSE PROXIMITY TO M25 AND A2
- GROUND FLOOR MAISONETTE
- COUNCIL TAX BAND 'B', EPC RATING 'D'





Ground Floor

Queens Gardens Dartford DA2 6HY England

This plan serves solely as a layout guide, and no liability is assumed for errors, omissions, or inaccuracies. It was developed in accordance with the RICS Code of Measuring Practice. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are estimated and measured internally. For accurate measurements, please consult a certified architect or surveyor prior to making any decisions based on this plan.

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	Maximum
Very energy efficient - lowest running costs			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D		64	
(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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