

LIVERMORES

THE ESTATE AGENTS

3 Bedrooms

House - End Terrace

Price Guide

£350,000

Located in

Dartford



www.livermores.co.uk



83 Falcon Close

Dartford DA1 5SA



Nestled in the tranquil Falcon Close, Dartford, this charming end of terrace family home is a delightful find for those seeking both comfort and convenience. The property boasts two spacious reception rooms, providing ample space for relaxation and entertaining. The open plan lounge and dining area is particularly inviting, with doors that seamlessly connect to the rear garden, making it an ideal setting for summer barbecues and family gatherings.

This residence features three well-proportioned bedrooms, ensuring that there is plenty of room for family members or guests. The bathroom is conveniently located, catering to the needs of a modern family.

The location is superb, situated in a quiet neighbourhood yet close to a variety of local amenities and excellent transport links, including the A2 motorway. Families will appreciate the proximity to several highly regarded primary schools, such as St Anselm's Catholic, The Gateway, and The Brent, as well as popular secondary schools like The Leigh UTC and Dartford Science.

This well-presented home is perfect for those looking for a modern and sophisticated living space in a family-friendly area. We highly recommend viewing this property to fully appreciate its charm and the lifestyle it offers.



83 Falcon Close

£350,000 Freehold

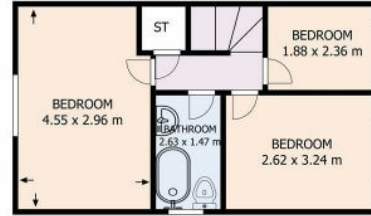


- GUIDE PRICE £350,000 - £375,000
- GREAT LOCATION FOR LOCAL SCHOOLS
- WALKING DISTANCE TO DARTFORD TRAIN STATION
- CHAIN FREE!
- SIMILAR PROPERTIES REQUIRED
- THREE BEDROOM END OF TERRACE FAMILY HOME
- DARTFORD GRAMMAR SCHOOL CATCHMENT AREA
- DOWNSTAIRS W.C.
- GREAT LINKS TO THE A2 & M25
- COUNCIL TAX BAND 'D', EPC RATING 'D'





Ground Floor



First Floor

Falcon Ct Dartford DA1 5SA

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 measurement please consult a certified architect or surveyor prior to making any decisions based on this plan. The first measurement provided refers to the vertical wall.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lowest running costs			
(92 plus) A			
(81-91) B			86
(69-80) C			
(55-68) D		66	
(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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