

# LIVERMORES

THE ESTATE AGENTS

2 Bedrooms

House - Semi-Detached

Offers In The Region Of

£360,000

Located in

Dartford



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# 142 The Brent

Dartford DA2 6DE



Nestled in the charming area of The Brent, Dartford, this beautifully presented semi-detached house offers a delightful living experience for families and individuals alike. Boasting two well-proportioned bedrooms, this property also features a versatile loft room currently utilised as a walk-in wardrobe, providing ample storage space and flexibility for your lifestyle needs.

Upon entering, you will find two inviting reception rooms on the ground floor, perfect for entertaining guests or enjoying quiet family evenings. The separate kitchen is in excellent condition, making meal preparation a pleasure, while the bathroom, conveniently located on the first floor, is equally well-maintained.

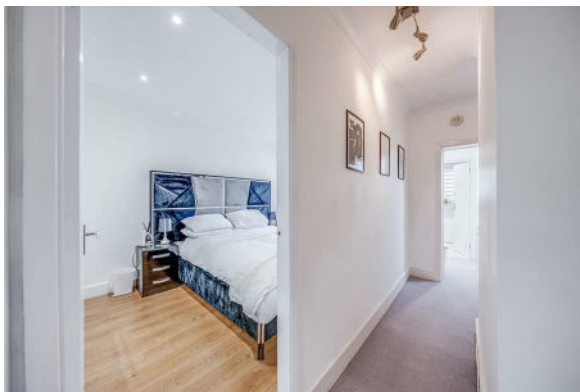
This home is ideally situated near highly regarded local schools, including the sought-after The Brent, making it an excellent choice for families looking to settle in a nurturing community. The surrounding area offers a variety of amenities just a short stroll away, ensuring that daily necessities are easily within reach. For those seeking a more extensive shopping experience, the renowned Bluewater shopping centre is only a brief car journey away, featuring a wide range of shops, restaurants, and leisure facilities.

Completing this lovely property is a private rear garden, providing a tranquil outdoor space for relaxation or entertaining. This semi-detached house in The Brent is a wonderful opportunity for anyone looking to embrace a comfortable and convenient lifestyle in a vibrant community.



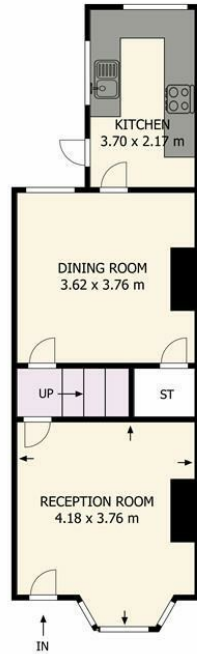
# 142 The Brent

£360,000 Freehold

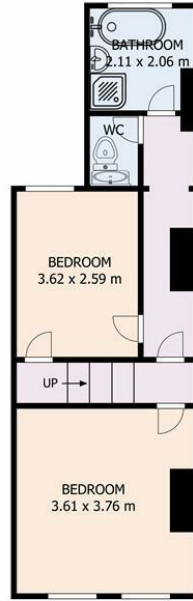


- OFFERS IN THE REGION OF £360,000
- DARTFORD GRAMMAR SCHOOL CATCHMENT AREA
- TWO RECEPTION ROOMS
- GREAT LOCATION FOR SCHOOLS
- SIMILAR PROPERTIES REQUIRED
- TWO BEDROOM SEMI-DETACHED HOUSE
- LOFT SPACE IN USE
- KITCHEN & BATHROOM IN GOOD CONDITION
- PRIVATE REAR GARDEN SPACE
- COUNCIL TAX BAND 'C', EPC RATING 'E'

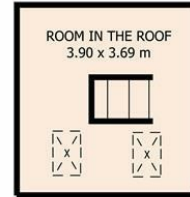




Ground Floor



First Floor



Second Floor

The Brent, Stone, Dartford DA2 6DE

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 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		CURB	INTRA
Very energy efficient - lowest running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>80</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>			<b>50</b>
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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