

LIVERMORES
THE ESTATE AGENTS

3 Bedrooms

House - Semi-Detached

Located in Dartford

£485,000



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23 Morland Avenue

Dartford DA1 3BW



Nestled in the desirable area of Morland Avenue, Dartford, this well-presented semi-detached family home offers an ideal setting for modern living. Boasting three spacious bedrooms, this property is perfect for families seeking comfort and convenience.

One of the standout features of this home is its location within the catchment area for Dartford Grammar School, making it an excellent choice for families prioritising education. The property has been thoughtfully designed to cater to the needs of contemporary family life, featuring a generous kitchen/diner that serves as the heart of the home, perfect for family meals and entertaining guests. In addition, a separate lounge provides a cosy retreat for relaxation.

The home has been enhanced by a single-storey extension to the rear, which not only adds valuable living space but also includes a convenient downstairs W.C., a practical addition for busy households.

Off-road parking is available, ensuring that you have a secure place for your vehicle, a significant advantage in this sought-after area.

With its blend of modern amenities and a prime location, this semi-detached house on Morland Avenue is a wonderful opportunity for those looking to settle in a vibrant community. Don't miss the chance to make this charming property your new family home.










JOSHUA

23 Morland Avenue

£485,000 Freehold

- OFFERS IN THE REGION OF £485,000
- OFF-STREET PARKING
- WEST DARTFORD LOCATION
- EQUIDISTANT TO DARTFORD & CRAYFORD STATION
- SIMILAR PROPERTIES REQUIRED
- THREE BEDROOM EXTENDED SEMI-DETACHED FAMILY HOME
- WELL-PRESENTED THROUGHOUT
- DARTFORD GRAMMAR SCHOOL CATCHMENT AREA
- DOWNSTAIRS W.C.
- COUNCIL TAX BAND 'D', EPC RATING 'C'






LIVERMORES


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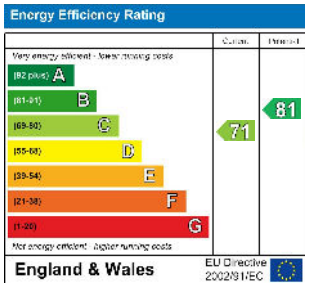
Morland Avenue DA1 3BW

The plan is intended solely as a layout guide, and no liability is assumed for any errors, omissions, or inaccuracies. It does not constitute, in whole or in part, an offer or contract. Any intending purchaser or lessee should satisfy themselves, through inspection searches, enquiries, and a full survey, as to the accuracy of the information provided. All areas, measurements, shapes, compass bearing and distances are approximate and should not be relied upon for valuation purposes or as the basis of any sale or letting. No guarantee is provided regarding the total area, which may include areas with restricted head height. All measurements are taken at the widest points, internally, unless otherwise stated. May not be to scale. www.airvideography.com

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.



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