

LIVERMORES

THE ESTATE AGENTS

4 Bedrooms

House - Detached

Offers In The Region Of

£695,000

Located in

Dartford



www.livermores.co.uk



34 Darenth Park Avenue

Dartford DA2 6JN



Nestled in the desirable Darenth Village Park development, this exquisite detached house offers a perfect blend of comfort and modern living. Maintained to a high standard by the current owners, the property boasts four spacious bedrooms and two inviting reception rooms, making it an ideal family home.

The house is set against a backdrop of scenic views over the adjacent country park, providing a tranquil setting for relaxation. With a generous garden that features a hot tub, it is perfect for entertaining or unwinding after a long day. The property also includes a double garage and an electric car charging point, catering to the needs of today's eco-conscious buyers.

Conveniently located, this residence is approximately a quarter of a mile from Darenth Valley Hospital and within two miles of three train stations: Dartford, Greenhithe, and Stone Crossing. For those who travel by car, the A2 is just one mile away, while the M25 can be reached within two miles. Additionally, the renowned Bluewater Shopping Complex is a mere two miles from your doorstep, offering a wealth of shopping and dining options.

This property is chain-free, making it an attractive option for those looking to move swiftly. Homes of this calibre in such a sought-after location are rarely available for long, so we highly recommend scheduling an internal viewing to fully appreciate all that this splendid family residence has to offer. Don't miss out on the opportunity to make this house your new home.



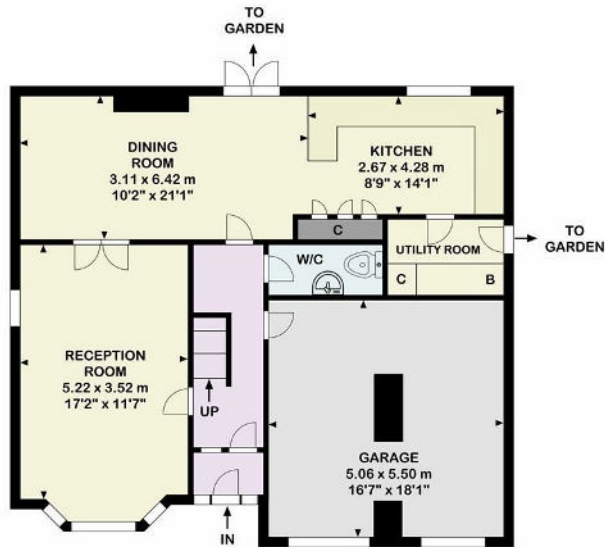
34 Darenth Park Avenue

£695,000 Freehold



- OFFERS IN THE REGION OF £695,000
- CHAIN FREE!
- COUNTRY VIEWS TO FRONT & SIDE
- EN-SUITE TO MAIN BEDROOM
- SIMILAR PROPERTIES REQUIRED
- FOUR BEDROOM DETACHED FAMILY HOME
- DOUBLE GARAGE
- DESIRABLE CORNER PLOT
- POPULAR MODERN DEVELOPMENT
- COUNCIL TAX BAND 'G', EPC RATING 'E'





Ground Floor



First Floor

Darenth park avenue, DA2

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, wall thicknesses, 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 G

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		
(55-68)	D		
(39-54)	E	43	58
(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