LIVERMORES
THE ESTATE AGENTS

3 Bedrooms

House - Semi-Detached

£425,000

Located in

Dartford

www.livermores.co.uk

49 Coombfield Drive

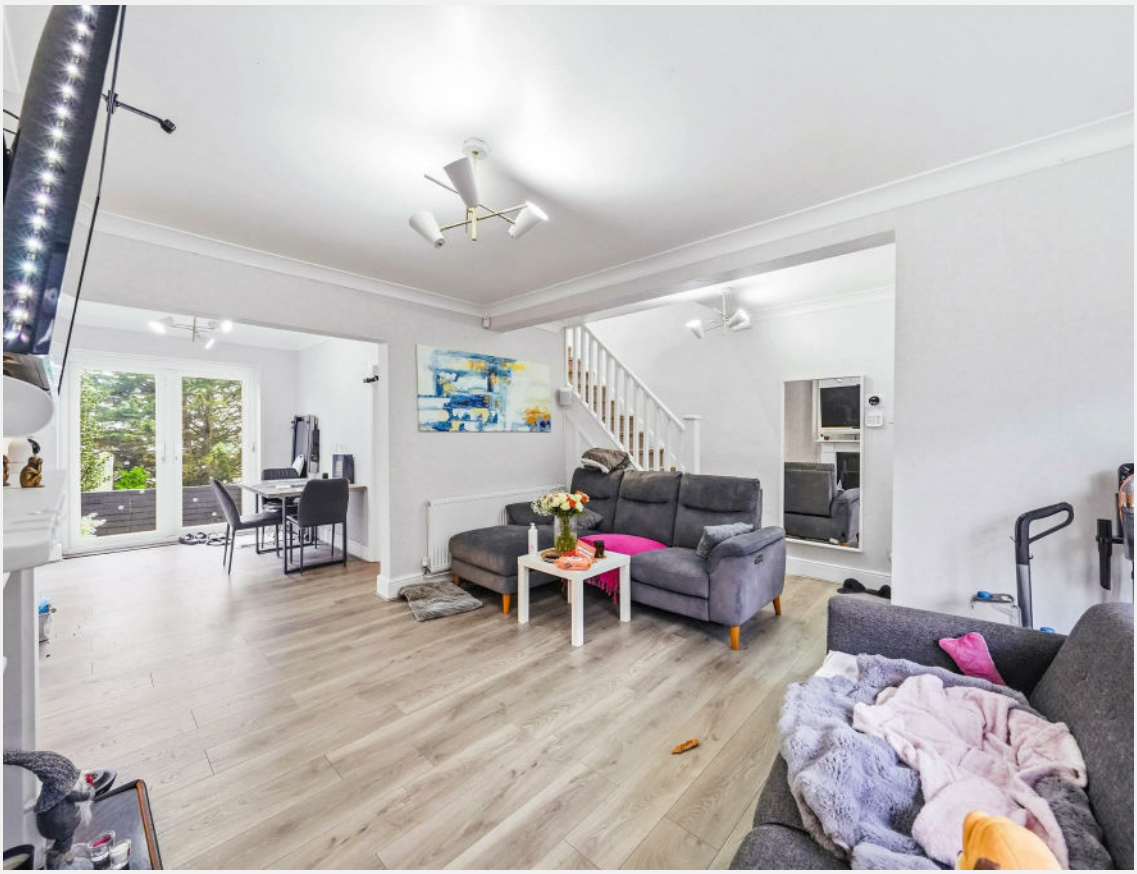
Dartford DA2 7LE

Guide price £425,000-£450,000 Nestled on the sought-after Coombfield Drive in Dartford, this charming semi-detached house offers a delightful blend of comfort and potential. Spanning 818 square feet, the property features two inviting reception rooms that create a warm and welcoming atmosphere. The ground floor boasts a lovely through lounge, perfect for family gatherings, alongside a separate kitchen and dining area. The dining space seamlessly opens onto a patio deck, leading down to a south-east facing garden, ideal for enjoying sunny afternoons.

Upstairs, you will find three well-maintained bedrooms, complemented by a family bathroom, making this home perfect for families or those seeking extra space. The property also benefits from off-road parking and a garage to the side, providing convenience and additional storage.

Situated on the edge of the picturesque Darenth Country Park, this home offers a tranquil setting while still being within easy reach of major transport links, including the A2 and M25. For those who enjoy shopping and leisure activities, the renowned Bluewater Shopping Centre is just a short drive away, featuring a wide array of shops, restaurants, and a cinema complex. Local amenities are also readily available in nearby Darenth, with Dartford offering further options for shopping and excellent rail links.

This property not only presents a lovely family home but also holds the potential for extension, subject to planning permission. With its desirable location and charming features, this semi-detached house is a wonderful opportunity for those looking to settle in a vibrant community.



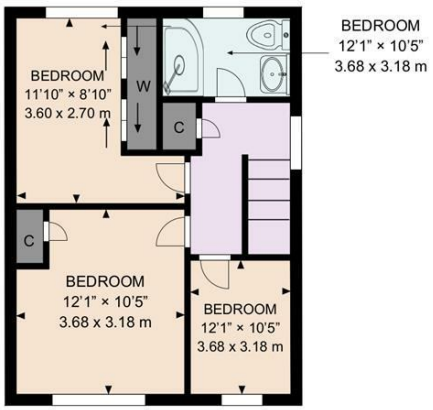
49 Coombfield Drive

£425,000 Freehold

- GUIDE PRICE £425,000 - £450,000
- CHAIN FREE!
- SIZABLE GARDEN
- POTENTIAL TO EXTEND (STPP)
- SIMILAR PROPERTIES REQUIRED
- THREE BEDROOM SEMI-DETACHED HOUSE
- OFF-STREET PARKING
- QUIET RURAL LOCATION
- MODERN KITCHEN & BATHROOM
- COUNCIL TAX BAND 'C', EPC RATING 'D'

LIVERMORES

Ground Floor



First Floor

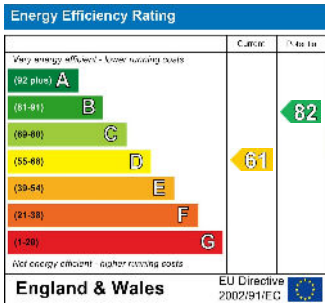
COOMBFIELD DRIVE DARENTH DA2

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. All measurements are taken at the widest points, internally, with the first measurement referring to the vertical dimension. May not be to scale. Powered by airvideography.com

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.



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