

# LIVERMORES

THE ESTATE AGENTS

4 Bedrooms

House - Link Detached

Price Guide

£600,000

Located in

Dartford



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# 92 Beacon Drive

Dartford DA2 8BG



This beautifully presented 3-4 bedroom link detached home offers versatile family accommodation.

Having been extensively refurbished over the years, this lovely home comprises a large open plan area of a stunning kitchen with feature island, dining area and through bifold doors, an outside decked area for summer lounging. There is also a separate utility area with cloakroom off the kitchen.

The lounge, overlooking the garden is downstairs with an office or potential 4th bedroom.

To the first floor, there are two bedrooms with fitted wardrobes and a family bathroom with a large walk in shower.

The master bedroom to the top floor also has built in wardrobes and en-suite facilities.

Other benefits include double glazing, gas central heating and underfloor heating to several rooms.

The large split level garden has a large storage shed and games room to the bottom level, a lawned middle level and large patio with under deck storage to the top level.

The house has a large paved driveway for several cars and two garages



# 92 Beacon Drive

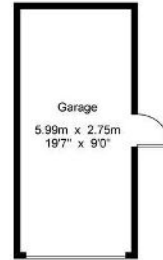
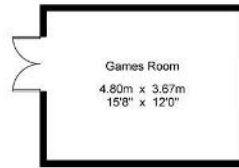
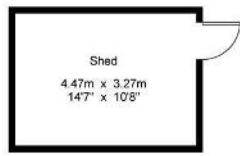
£600,000 Freehold



- GUIDE PRICE £600,000 - £625,000
- OFF STREET PARKING TO LARGE DRIVEWAY WITH TWO GARAGES
- UTILITY ROOM AND OFFICE OR POTENTIAL 4TH BEDROOM
- EASY ACCESS TO A2/M25
- SIMILAR PROPERTIES REQUIRED

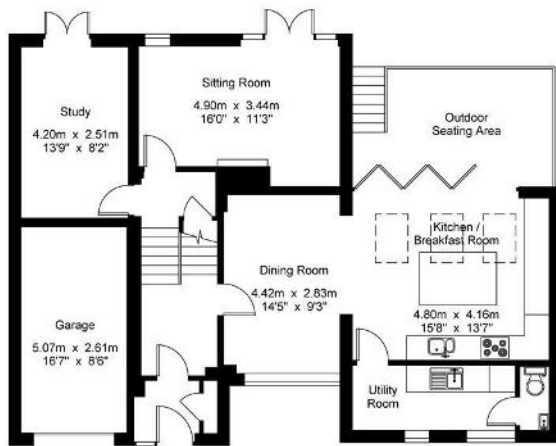
- LINK DETACHED FAMILY HOME
- BEAUTIFULLY PRESENTED THROUGHOUT
- EN-SUITE TO MAIN BEDROOM, FAMILY BATHROOM & DOWNSTAIRS W.C.
- TWO SEPARATE OUTBUILDINGS INCLUDING A GAMES ROOM
- COUNCIL TAX BAND 'E', EPC RATING 'C'



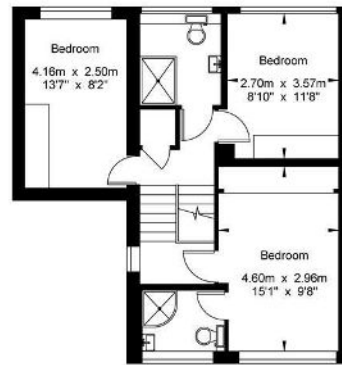


House - Gross Internal Area : 153.2 sq.m (1649 sq.ft.)  
(Including Garage)

Outbuildings - Gross Internal Area : 48.5 sq.m (522 sq.ft.)



Ground Floor



First Floor



For Identification Purposes Only.

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## Council Tax Band E

## 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 | 71                      | 76      |
| (55-68)                                      | D |                         |         |
| (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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