

# LIVERMORES

THE ESTATE AGENTS

3 Bedrooms

House - End Terrace

Price Guide

£350,000

Located in

Dartford



[www.livermores.co.uk](http://www.livermores.co.uk)



# 106 Ashen Drive

Dartford DA1 3LX



Situated on Ashen Drive in Dartford, this three-bedroom end of terrace house is offered to the market chain free with a guide price of £350,000 - £375,000. Requiring modernisation throughout, the property presents an excellent opportunity for buyers looking to put their own stamp on a home with plenty of potential.

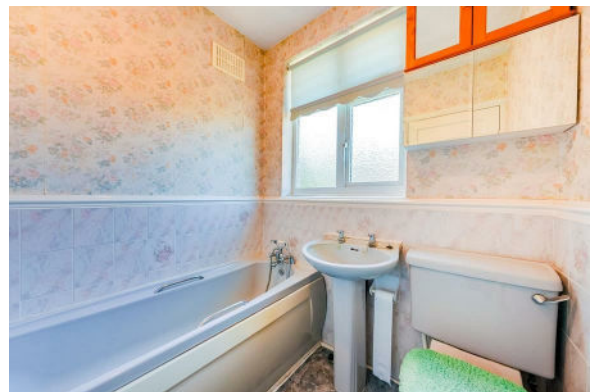
The property benefits from a sizable rear garden and offers scope to extend, subject to the necessary planning permissions (STPP). Ideally located within the Dartford Grammar School catchment area, it is also well positioned for access to both Dartford and Crayford stations, along with a range of sought-after local primary schools.

A great option for families, first-time buyers or investors looking for a project in a popular residential location.



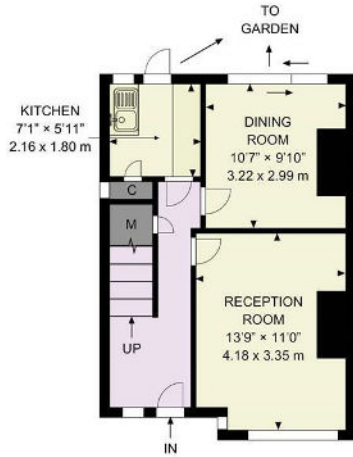
# 106 Ashen Drive

£350,000 Freehold



- GUIDE PRICE £350,000 - £375,000
- CHAIN FREE!
- DARTFORD GRAMMAR SCHOOL CATCHMENT AREA
- GREAT LOCATION FOR SOUGHT-AFTER LOCAL PRIMARY SCHOOLS
- SIMILAR PROPERTIES REQUIRED
- THREE BEDROOM END OF TERRACE HOUSE
- POTENTIAL TO EXTEND (STPP)
- GREAT LOCATION FOR DARTFORD & CRAYFORD STATIONS
- SIZABLE REAR GARDEN
- COUNCIL TAX BAND 'D', AWAITING EPC REPORT





Ground Floor



First Floor

**ASHEN DRIVE DA1**

The plan is intended solely as a layout guide, and no liability is taken for any errors, omissions, or misstatement. 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. No guarantee is provided regarding the total area. Not to scale. Powered by 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.

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		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

1 Hythe Street  
 Dartford  
 Kent  
 DA1 1BE



dartford@livermores.co.uk

01322 228090

www.livermores.co.uk