

# LIVERMORES

THE ESTATE AGENTS

2 Bedrooms

Bungalow - Detached

Offers In The Region Of

£450,000

Located in

Dartford



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



# 17 Brentlands Drive

Dartford DA1 1RH



OFFERS IN THE REGION OF £450,000... Nestled in the serene neighbourhood of Brentlands Drive, Dartford, this charming detached bungalow offers a delightful blend of comfort and convenience. With two well-proportioned bedrooms, this property is perfect for small families, couples, or those seeking a peaceful retirement retreat.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, ideal for both relaxation and entertaining guests. The layout of the bungalow ensures a practical flow throughout, making it easy to navigate and enjoy the living spaces.

The property features a well-appointed bathroom, designed for both functionality and comfort. The kitchen, while not specified, typically complements the overall charm of the home, providing a space for culinary creativity.

Set in a quiet area, the bungalow benefits from a lovely outdoor space. The location on Brentlands Drive offers easy access to local amenities, schools, and transport links, making it a convenient choice for daily living.

This delightful bungalow is a rare find in Dartford, combining a peaceful setting with the practicality of single-storey living. Whether you are looking to downsize or simply seeking a new place to call home, this property is sure to impress. Do not miss the opportunity to view this lovely bungalow and envision your future in this charming abode.



# 17 Brentlands Drive

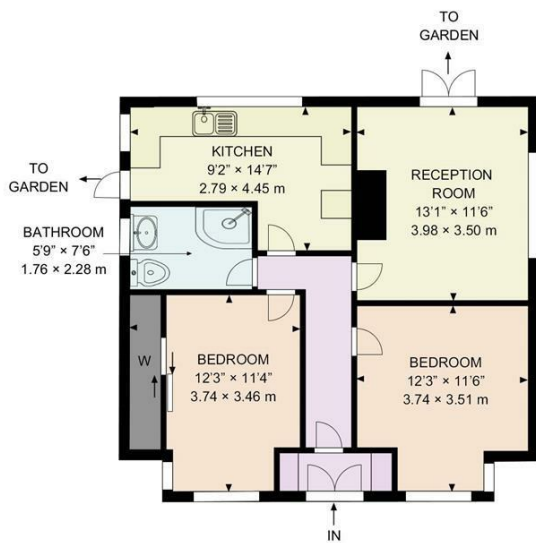
£450,000 Freehold



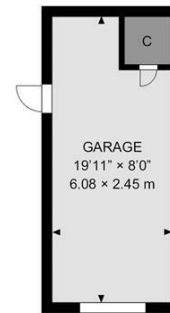
- OFFERS IN THE REGION OF £450,000
- CHAIN FREE!
- GARAGE & OFF-STREET PARKING
- EASY ACCESS TO M25 & A2
- SIMILAR PROPERTIES REQUIRED

- TWO BEDROOM DETACHED BUNGALOW
- DARTFORD GRAMMAR SCHOOL CATCHMENT AREA
- WITHIN CLOSE PROXIMITY TO DARTFORD STATION & TOWN CENTRE
- GREAT LOCATION FOR OFSTED RATED 'GOOD' & 'OUTSTANDING' PRIMARY SCHOOLS
- EPC RATING 'D', COUNCIL TAX BAND 'D'





Ground Floor



Outbuildings

**BRENTLANDS DRIVE DA1**

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 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		CUBED	14 to 16
Very energy efficient - lowest running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>75</b>
(55-68) <b>D</b>		<b>58</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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