

LIVERMORES

THE ESTATE AGENTS

3 Bedrooms

House - Semi-Detached

Price Guide

£450,000

Located in

Dartford



www.livermores.co.uk



9 Lonsdale Crescent

Dartford DA2 6LQ



GUIDE PRICE £450,000 - £475,000.

Situated within the highly sought-after Fleet Estate, this well-presented three-bedroom semi-detached home offers spacious and versatile accommodation, making it an ideal purchase for families and commuters alike.

The property boasts a sizeable lounge area, a fitted kitchen-diner perfect for entertaining, and a bright conservatory overlooking the rear garden. Upstairs, there are three well-proportioned bedrooms and a family bathroom.

Externally, the home benefits from off-street parking and a garage, while also offering excellent potential to extend (subject to the necessary planning permissions).

Conveniently located close to highly-rated local schools, a range of amenities, and excellent transport links.



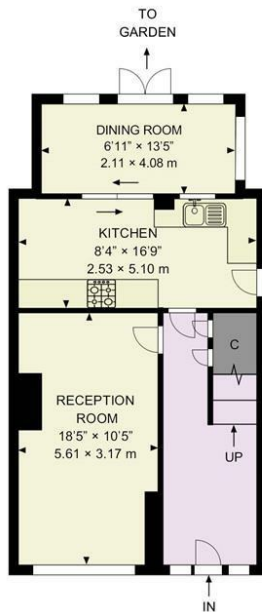
9 Lonsdale Crescent

£450,000 Freehold

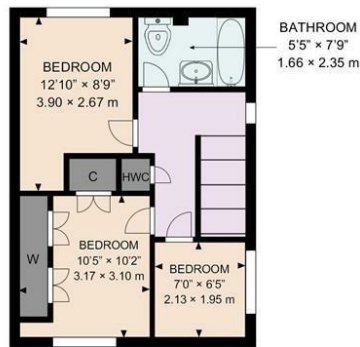


- GUIDE PRICE £450,000 - £475,000
- POTENTIAL TO EXTEND (STPP)
- SIZABLE LOUNGE AREA
- POPULAR LOCATION WITHIN THE FLEET ESTATE
- SIMILAR PROPERTIES REQUIRED
- THREE BEDROOM SEMI-DETACHED HOUSE
- OFF-STREET PARKING & GARAGE
- KITCHEN-DINER & CONSERVATORY
- GREAT TRANSPORT LINKS & HIGHLY-RATED LOCAL SCHOOLS
- COUNCIL TAX BAND 'D', EPC RATING 'D'

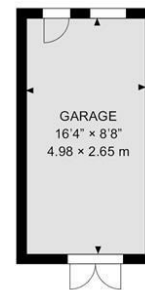




Ground Floor



First Floor



Outbuildings

LONSDALE CRESCENT DA2

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, shapes, compass bearing, position and distances are approximate. No guarantee is provided regarding the total area. Not to scale.

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- Restricted head height below 1.5m / 5'0"

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		
Very energy efficient - lower running costs	C	62
(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		
England & Wales	EU Directive 2002/91/EC	

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