

LIVERMORES

THE ESTATE AGENTS

3 Bedrooms

House - Detached

Offers In The Region Of

£725,000

Located in

Dartford



www.livermores.co.uk



218 Shepherds Lane

Dartford Kent DA1 2PW



WEST DARTFORD..... This wonderful detached family home is set on a good size plot opposite Dartford Heath and is located within THREE QUARTERS OF A MILE OF THE DARTFORD GRAMMAR SCHOOLS. Offered to the market with NO ONWARD CHAIN, this fantastic property has so much potential to extend (stpp) and make it your forever home. There is fantastic space outside with excellent frontage with garage and ample scope to park and a fabulous 125ft rear garden.

The property comprises 2 reception rooms, a study, kitchen and cloakroom to the ground floor with 3 BEDROOMS and a bathroom to the first floor. There is excellent access to the A2 and M25 and is located a short car journey from Bluewater with its excellent shopping facilities, many bars, restaurants and multi plex cinema.

This is a wonderful opportunity for a family to really put their stamp on a property and although the property does require some updating it has been really well looked after and maintained by the previous owners. VIEWING HIGHLY RECOMMENDED



218 Shepherds Lane

£725,000 Freehold



- WEST DARTFORD
- DARTFORD GRAMMAR SCHOOL CATCHMENT
- DETACHED FAMILY HOME OPPOSITE DARTFORD HEATH
- 3 BEDROOMS
- 2 RECEPTION ROOM AND STUDY
- FABULOUS REAR GARDEN
- FANTASTIC POTENTIAL TO EXTEND (STPP)
- AMPLE OFF ROAD PARKING
- SIMILAR PROPERTIES REQUIRED
- EPC RATING 'D' COUNCIL TAX BAND 'F'





Council Tax Band F

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 | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 84 |
| (69-80) C | | |
| (55-68) D | 56 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

1 Hythe Street
Dartford
Kent
DA1 1BE



dartford@livermores.co.uk

01322 228090

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