

LIVERMORES

THE ESTATE AGENTS

6 Bedrooms

House - Detached

Price Guide

£1,250,000

Located in

West Dartford



www.livermores.co.uk



75 Shepherds Lane

West Dartford Kent DA1 2NS



WEST DARTFORD... GUIDE PRICE £1,250,000 TO £1,350,000 This beautifully presented detached house located just yards from the sought after DARTFORD GRAMMAR SCHOOLS, offers a perfect blend of space, comfort, and versatility. An internal viewing is an absolute must to truly appreciate the extent of the accommodation on offer not to mention the flexibility. The main home has a large through reception linked into the spacious kitchen/diner, separate study utility room and shower room to the ground floor. The first floor has 4 bedrooms and a bathroom and integrates into the annexe with a further sitting room kitchen and study in it's current layout with a further bedroom, spacious dressing room and bathroom to the second floor. The exterior of the property includes parking for multiple vehicles both to the front via the gated drive or to the rear with a double garage and parking for 2 cars in front. This stunning family home offers so much for a large or growing family it really needs to be viewed to truly appreciate all it has to offer. VIEWING HIGHLY RECOMMENDED.



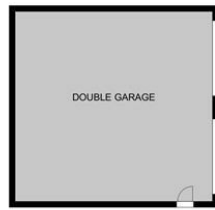
75 Shepherds Lane

£1,250,000 Freehold



- £1,250, 000 TO £1,350,000
- STUNNING 4 BEDROOM DETACHED HOUSE
- 4 BATHROOMS IN TOTAL
- FLEXIBLE ACCOMODATION
- YARDS FROM THE GRAMMAR SCHOOLS
- WEST DARTFORD
- SEPARATE 2 BEDROOM ANNEXE
- BEAUTIFUL KITCHEN & UTILITY ROOM
- AMPLE PARKING WITH DOUBLE GARAGE
- EPC RATING COUNCIL TAX BAND F





Outbuilding



Second Floor



Ground Floor



First Floor

SHEPHERDS LANE 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 bearings, 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 arviography.com

Council Tax Band F

Local Authority Dartford Borough Council

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		81
(69-80) C		
(55-68) D	67	
(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

LIVERMORES
THE ESTATE AGENTS

dartford@livermores.co.uk

01322 228090

www.livermores.co.uk