

LIVERMORES

THE ESTATE AGENTS

5 Bedrooms

House - Detached

Price Guide

£1,150,000

Located in

Dartford



www.livermores.co.uk



73 Shepherds Lane

Dartford Kent DA1 2NS



GUIDE PRICE £1,150,000 TO £1,250,000 This exquisite detached residence is a remarkable find for those seeking a spacious family home. The property boasts charming character while offering modern comforts. As you enter, you are greeted by a beautiful entrance hall that leads to a stunning open plan living area that seamlessly blends style and functionality, perfect for both entertaining and everyday family life. A separate reception room at the front, enhanced by a tasteful glass partition, provides an additional space for relaxation. The first floor is immaculately presented, featuring four generously sized bedrooms that offer ample space for family members or guests and a single bedroom. The two well-appointed bathrooms ensure convenience for busy mornings and provide a touch of luxury. One of the standout features of this property is its prime location, just a stone's throw away from both of Dartford's highly regarded grammar schools, making it an ideal choice for families prioritising education.

With its blend of classic charm and contemporary living, this detached house on Shepherds Lane is not just a home; it is a lifestyle choice. Whether you are looking to settle down or invest in a property that promises both comfort and convenience, this residence is sure to impress. Do not miss the opportunity to make this exceptional house your new home.



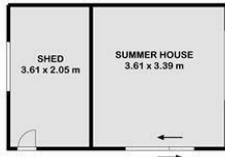
73 Shepherds Lane

£1,150,000 Freehold



- GUIDE PRICE £1,150,000 - £1,250,000
- GRAMMAR SCHOOL CATCHMENT
- 5 BEDROOMS, 2 BATHROOMS
- LANDSCAPED GARDEN
- TOO MANY FEATURES TO MENTION
- EXQUISITE DETACHED HOME
- STUNNING THROUGHOUT
- SUPERB OPEN PLAN FAMILY AREA
- GATED DRIVEWAY AND GARAGE
- EPC RATING D COUNCIL TAX BAND G





Outbuilding



Ground Floor



First Floor

Shepherds Lane DA1 2 NS

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, 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, which may include areas with restricted head height. All measurements are taken at the widest points, internally, unless otherwise stated. May not be to scale. www.aividogeography.com

Council Tax Band G

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		
(69-80) C		78
(55-68) D	61	
(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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