

# LIVERMORES

THE ESTATE AGENTS

4 Bedrooms

House - Detached

Price Guide

£850,000

Located in

Dartford



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



# 254 Shepherds Lane

Dartford DA1 2PN



GUIDE PRICE £850,000 - £875,000... Livermores are proud to present this stunning FOUR DOUBLE BEDROOM, DETACHED family home to the market. Being situated on one of the most popular roads in WEST DARTFORD, we would highly recommend for the property to be viewed internally to appreciate the sizable accommodation. Furthermore, in terms of location, the property is situated perfectly within the DARTFORD GRAMMAR SCHOOL CATCHMENT AREA. The property is being sold CHAIN FREE!

The rear has been extended offering an open plan kitchen/breakfast/dining room, with bi-fold doors perfect to sit and relax enjoying the picturesque views onto the garden. The separate lounge is 27ft with enough space for the whole family to enjoy and entertain. The family room is perfect for anyone needing another bedroom or a third reception room. In addition, the property has a downstairs W.C.

The first floor comprises, family bathroom and four double bedrooms with one en-suite shower room, and a beautiful family bathroom. There is off street parking for a number of vehicles to the front with gated entrance.



# 254 Shepherds Lane

£850,000 Freehold



- GUIDE PRICE £850,000 - £875,000
- FOUR DOUBLE BEDROOMS
- WEST DARTFORD LOCATION
- OPEN PLAN KITCHEN-DINER
- SIMILAR PROPERTIES REQUIRED
- CHAIN FREE!
- DARTFORD GRAMMAR SCHOOL CATCHMENT AREA
- EXTENDED FAMILY HOUSE
- FAMILY BATHROOM - EN SUITE - DOWNSTAIRS W.C.
- COUNCIL TAX BAND 'F', EPC RATING 'D'





## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</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	

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