



*** FOUR BEDROOM FAMILY HOME * CLOSE TO DARTFORD GRAMMAR ***

*** FAMILY BATHROOM AND EN-SUITE * SEPARATE RECEPTION ROOM ***

*** OPEN PLAN KITCHEN/DINING/LIVING * GROUND FLOOR W/C ***

*** SUPERBLY PRESENTED THROUGHOUT ***

*** LARGE SOUTHERLY FACING REAR GARDEN * EXCELLENT TRANSPORT LINKS * ***

GARAGE AND OFF ROAD PARKING X FOUR CARS *



85 Shepherds Lane
Dartford, DA1 2PA

Guide Price £779,000 -
£825,000

Village Estates are delighted to present to the market this **SPACIOUS AND EXTENDED FOUR BEDROOM, TWO BATHROOM** family home. Having been extended on the ground floor to the rear and into the loft to gain a master bedroom with en-suite. Positioned within a few minutes walk to Dartford Grammar and within close proximity to Dartford town centre and many local transport links. Internal viewing is simply a must.....



EPC RATING C
COUNCIL TAX BAND E

Shepherds Lane, DA1

Approximate Gross Internal Area = 175.9 sq m / 1894 sq ft
Garage = 13.6 sq m / 147 sq ft
Total = 189.5 sq m / 2041 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
Produced By Planpix

We understand this property is Freehold.

VIEWING:

Via **Village Estates** on 01322 522111
Monday to Friday 9am-6pm, Saturday 9am-5pm
SELLING YOUR HOME?

If you are thinking of selling your own property, **VILLAGE ESTATES** will be pleased to provide you with a free market appraisal for sale purposes and professional marketing advice **FREE OF CHARGE, WITHOUT OBLIGATION**. Call one of our experienced sales staff on 01322 522111.

Whilst we endeavour to make our sales details reliable and accurate they should not be relied on as representations or statements of fact, and do not form any part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made by us to the effect that the information provided has not been verified. If there are any other points which are of particular importance to you, we would be only too happy to check the information and indeed confirm the availability of the property. Please contact the above office to arrange a convenient viewing appointment.