

LIVERMORES

THE ESTATE AGENTS

4 Bedrooms

Bungalow - Detached

Price Guide

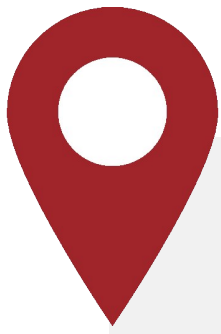
£775,000

Located in

Dartford

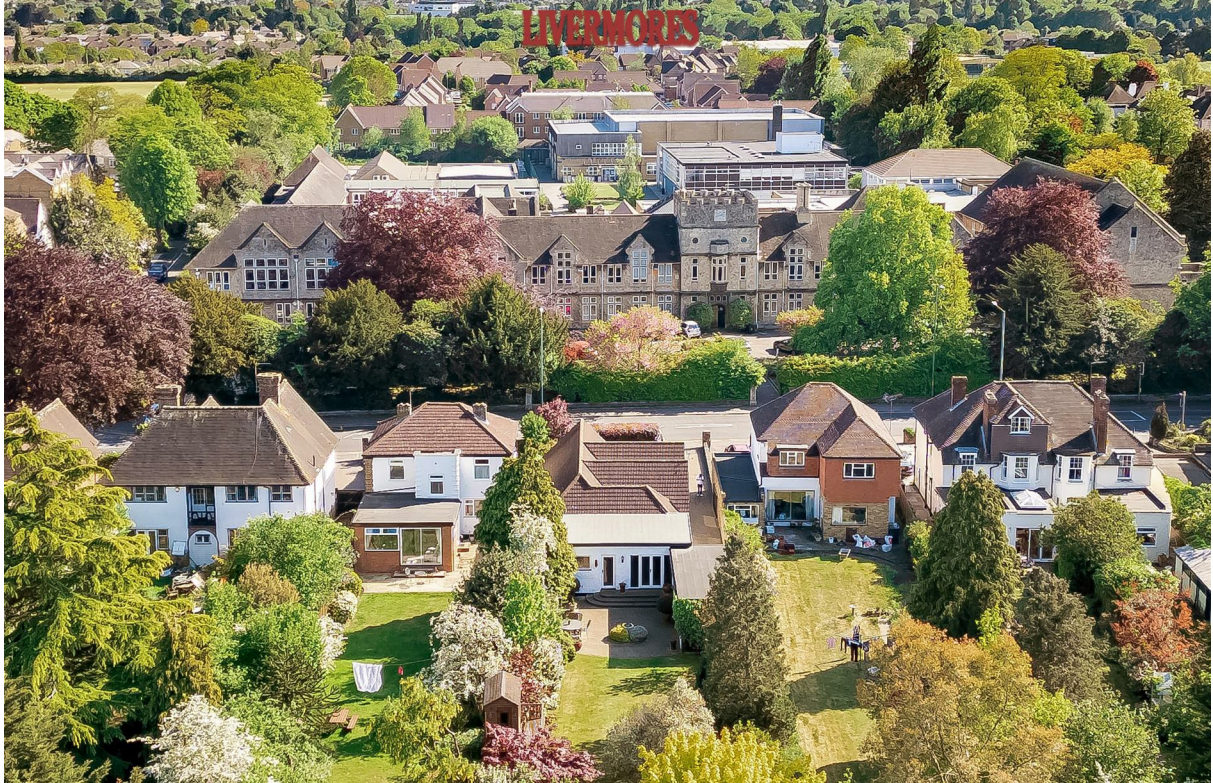


www.livermores.co.uk



10 Shepherds Lane

Dartford Kent DA1 2NU



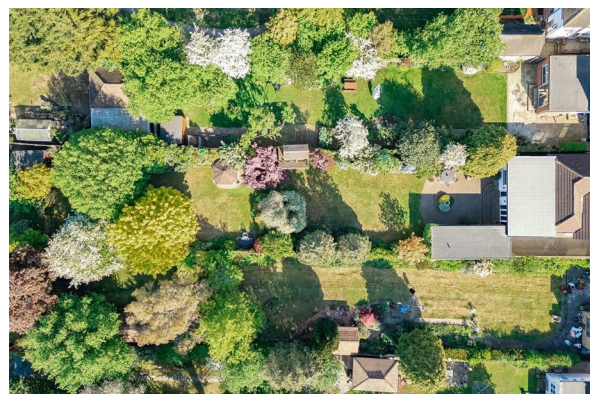
GUIDE PRICE £775,000 TO £800,000... Nestled in the highly desirable Shepherds Lane, this charming detached bungalow offers a unique opportunity for families and is complemented by beautifully landscaped gardens that enhance its curb appeal. Inside, the bungalow features a generous reception room, providing ample space for relaxation and entertaining. The well-appointed kitchen/diner is perfect for family meals and gatherings, creating a warm and inviting atmosphere. With four bedrooms, there is flexibility in the accommodation, allowing a loft extension, SSTP. This versatility makes it an ideal choice for growing families or those seeking additional space. The property is situated in West Dartford, renowned for its excellent grammar schools, making it a prime location for families prioritising education. The surrounding area is peaceful yet conveniently located, offering easy access to local amenities and transport links. Additional features include, a garage, and ample parking, ensuring practicality for everyday living. With its fantastic potential and sought-after location, this bungalow is a rare find in Dartford's property market.

EARLY VIEWING IS ADVISED

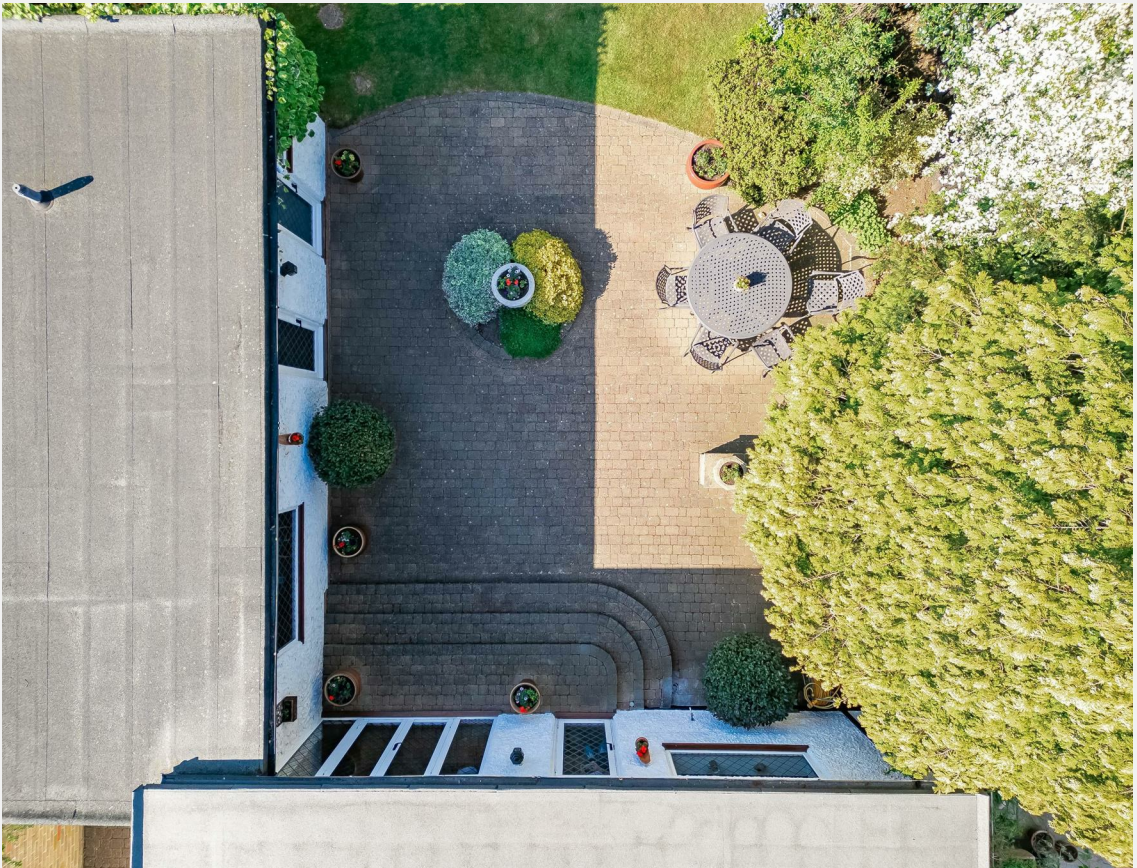


10 Shepherds Lane

£775,000 Freehold



- GUIDE PRICE £775,000 TO £800,000
- SPACIOUS DETACHED BUNGALOW
- SPACIOUS RECEPTION ROOM
- FLEXIBLE ACCOMODATION
- FANTASTIC POTENTIAL STPP
- GRAMMAR SCHOOL CATCHMENT
- 4 BEDROOMS
- STUNNING 220FT GARDEN
- AMPLE PARKING
- COUNCIL TAX BAND F EPC RATING D





Ground Floor

Shepherds Lane, Dartford DA1 2NU

This plan serves solely as a layout guide, and no liability is assumed for errors, omissions, or inaccuracies. It was developed in accordance with the RICS Code of Measuring Practice. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are estimated and measured internally. For accurate measurements, please consult a certified architect or surveyor prior to making any decisions based on this plan.

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	57	
(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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