

**LIVERMORES**  
THE ESTATE AGENTS

4 Bedrooms

House - Semi-Detached

£525,000

Located in

Dartford



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



# 26 Shepherds Lane

Dartford Kent DA1 2NU



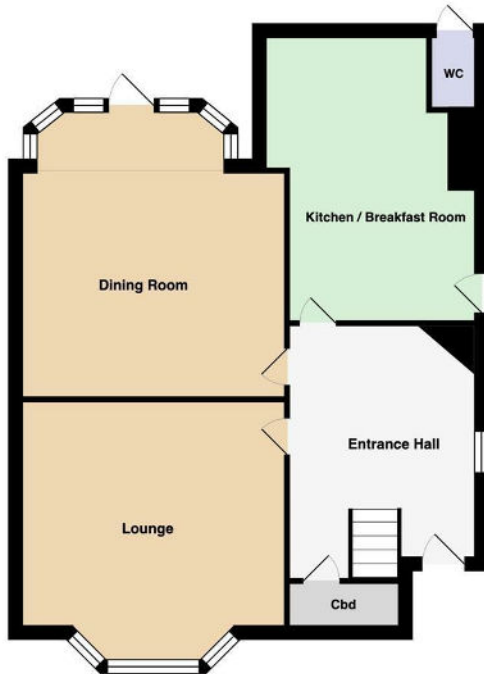
WEST DARTFORD \* GUIDE PRICE £525,000 to £550,000 \* NO CHAIN \*  
WITHIN A FEW HUNDRED YARDS OF THE DARTFORD GRAMMAR  
SCHOOLS \* 4 BEDROOM SEMI DETACHED EDWARDIAN HOME \* BUILT  
CIRCA 1917 \* 2 RECEPTION ROOMS \* SPACIOUS HALLWAY \* SOME  
UPDATING REQUIRED \* OFF ROAD PARKING \* DOUBLE GLAZED \* GAS  
CENTRAL HEATING \* VIEWING HIGHLY RECOMMENDED \*

# 26 Shepherds Lane

£525,000 Freehold



- GUIDE PRICE £525,000 TO £550,000
- NO CHAIN
- 4 BEDROOMS
- SPACIOUS ENTRANCE HALL
- SIMILAR PROPERTIES REQUIRED
- WEST DARTFORD
- CLOSE TO GRAMMAR SCHOOLS
- 2 RECEPTION ROOMS
- SOUGHT AFTER ROAD
- EPC RATING 'D' COUNCIL TAX BAND 'E'



## Council Tax Band E

### 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                 | Maximum |
|----------------------------------------------|--|-------------------------|---------|
| Very energy efficient - lowest running costs |  |                         |         |
| (92 plus) A                                  |  |                         |         |
| (81-91) B                                    |  |                         | 86      |
| (69-80) C                                    |  | 63                      |         |
| (55-68) D                                    |  |                         |         |
| (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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