

LIVERMORES

THE ESTATE AGENTS

3 Bedrooms

House - Semi-Detached

Price Guide

£575,000

Located in

Dartford



www.livermores.co.uk



103 Shepherds Lane

Dartford DA1 2PA



Nestled in the desirable area of Shepherds Lane, Dartford, this charming three-bedroom semi-detached house presents an excellent opportunity for those looking to create their dream home. Spanning an impressive 1,087 square feet, the property boasts two spacious reception rooms, perfect for both entertaining guests and enjoying family time.

One of the standout features of this residence is its proximity to Dartford Grammar School, making it an ideal choice for families seeking quality education for their children. The property is also conveniently located within walking distance of local amenities, ensuring that daily necessities are easily accessible.

The house is set on a generous plot, offering a large driveway that provides ample parking space for multiple vehicles. The expansive garden is a true highlight, presenting endless possibilities for outdoor activities, gardening, or simply enjoying the fresh air in a private setting.

While the property is in need of modernisation, it is brimming with potential for those with a vision. Whether you wish to update the interiors or extend the living space, this home offers a blank canvas to bring your ideas to life. Additionally, being chain-free simplifies the buying process, allowing for a smoother transition into your new home.

In summary, this semi-detached house on Shepherds Lane is a rare find in a sought-after location in West Dartford. With its spacious layout, large garden, and proximity to excellent schools, it is an opportunity not to be missed. Embrace the chance to transform this property into a stunning family home that reflects your personal style.



103 Shepherds Lane

£575,000 Freehold

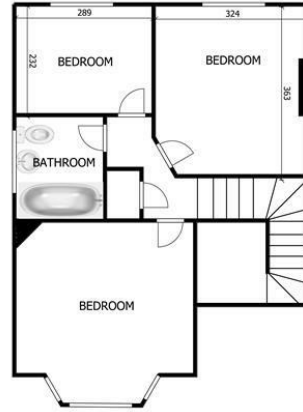


- GUIDE PRICE £575,000 - £600,000
- WITHIN WALKING DISTANCE OF DARTFORD GRAMMAR SCHOOL
- THREE BEDROOM SEMI-DETACHED HOUSE
- LARGE DRIVEWAY SPACE
- GARDEN WITH ENDLESS SPACE
- CHAIN FREE!
- SOUGHT AFTER LOCATION
- WEST DARTFORD
- SPACIOUS ENTRANCE HALL
- COUNCIL TAX BAND 'E', EPC RATING 'E'





GROUND FLOOR
609.23 sq ft. approx.



1ST FLOOR
503.32 sq ft. approx.

GROSS INTERNAL AREA
1112.55 sq ft. (103.36 sq m.) approx.

Shepherds Lane Dartford DA1 2PA

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 in meters. For accurate measurements, please consult a certified architect or surveyor prior to making any decisions based on this plan.

www.airvideography.com

Council Tax Band E

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	Target
Very energy efficient - lowest running costs			
(92 plus) A			
(81-91) B			
(69-80) C			73
(55-68) D			
(39-54) E		44	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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