

LIVERMORES

THE ESTATE AGENTS

4 Bedrooms

House - Detached

Offers In The Region Of

£1,150,000

Located in

Dartford



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111 Shepherds Lane

Dartford Kent DA1 2PA



GUIDE PRICE £1,150,000 - £1,200,000 | CHAIN FREE

Livermores are delighted to present to the market this impressive four-bedroom detached family home, occupying a highly desirable position on Shepherds Lane, widely regarded as one of Dartford's most sought-after residential roads.

Offered to the market CHAIN FREE, this substantial home represents a rare opportunity for families looking to secure a property in an exceptional location, particularly given its proximity to Dartford's highly regarded grammar schools. Dartford Grammar School and Dartford Grammar School for Girls are both within walking distance, making the location an excellent choice for families with school-age children.

The property offers generous and versatile accommodation throughout, with four well-proportioned bedrooms, two bathrooms and a downstairs W.C.

Internally the property throughout is beautifully presented, offering spacious living accommodation.

You enter the property via a large, bright hallway, which leads to a galleried landing, which in turn gives the feeling of openness and space and a natural flow to the bedrooms.

At the heart of the home is a newly refurbished kitchen/dining room, which benefits from views of the large mature garden and doors to the newly laid



111 Shepherds Lane

£1,150,000 Freehold



- PRICE GUIDE £1,150,000 - £1,200,000
- RARE OPPORTUNITY TO PURCHASE IN ONE OF DARTFORD'S MOST SOUGHT-AFTER ROADS
- IN & OUT DRIVE WITH PARKING FOR UP TO 8 CARS
- DOWNSTAIRS W.C., UTILITY ROOM, OFFICE AND SNUG
- CLOSE PROXIMITY TO DARTFORD TOWN CENTRE & STATION
- CHAIN FREE!
- DARTFORD GRAMMAR SCHOOL CATCHMENT AREA
- MAIN BEDROOM WITH EN-SUITE
- 120 FT REAR GARDEN BACKING ONTO FIELDS
- COUNCIL TAX BAND 'G', EPC RATING 'D'



Approximate Gross Internal Area = 1,711 sq ft / 158.93 sq m
 Ground Floor Area (745 sq ft / 69.23 sq m approx.)
 First Floor Area (782 sq ft / 72.68 sq m approx.)
 Garage Area (152 sq ft / 14.11 sq m approx.)



Ground Floor



First Floor

SHEPHERDS LANE DA1

The plan is intended solely as a layout guide, and no liability is taken for any errors, omissions, or misstatement. It does not constitute in whole or in part, an offer or contract. Any intending purchaser or lessee should satisfy themselves, through inspection, searches, enquiries, and a full survey, as to the accuracy of the information provided. All areas, measurements, shapes, compass bearing, position and distances are approximate. No guarantee is provided regarding the total area. Not to scale.

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Reduced headroom below 1.5m / 50

Council Tax Band G

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		
Very energy efficient - lower running costs	CARBON	Cost to heat
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		56
(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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