



Shepherds Lane, Dartford, DA1 2PW

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Price: Guide Price £950,000

Summary

Such a beautifully presented property on a substantial plot – no expense has been spared in the renovation carried out by the current homeowners.

This double fronted, detached family home is situated on corner plot with detached double garage and garden to rear. Furthermore the driveway offers off-road parking for multiple cars.

Internally, whilst retaining period features the current vendors have ensured a prime finish throughout with stunning quartz tiles in each bathroom & en-suite, likewise the kitchen worktops and underfloor heating through the main reception.

Accommodation consists of three substantial reception rooms on the ground floor which offers versatility and could be utilised as further bedrooms if required. There is a convenient downstairs W/C. The first floor is home to four double bedrooms, two of which are en-suite, and a stunning family bathroom. Furthermore the loft has been converted to offer an essential space be it for a home office or a den for the children to enjoy! It also retains the eaves space so there are plenty of storage facilities. The garden / garage may also be suitable for development opportunity to really maximise the potential of this plot without detriment to the current home.





Ground Floor

- Garage: 24'8" x 14'1" (7.52m x 4.30m)
- Garden: 49'2" x 14'10" (36.00m x 15.00m)
- Reception Room: 15'4" x 11'11" (4.67m x 3.63m)
- Kitchen: 12'8" x 12'2" (3.85m x 3.70m)
- Bedroom: 28'1" x 19'8" (8.57m x 5.98m)
- Bedroom: 19'1" x 9'11" (5.80m x 3.01m)
- Driveway: 42'8" (12.93m)

First Floor

- Bedroom: 13'1" x 8'5" (4.00m x 2.57m)
- Bedroom: 17'5" x 15'9" (5.30m x 4.80m)
- Bedroom: 18'11" x 10'2" (5.77m x 3.09m)
- Bedroom: 14'7" x 14'7" (4.46m x 4.46m)

Second Floor

- Bedroom: 17'10" x 11'1" (5.43m x 3.38m)
- Eaves

Approximate Gross Internal Area

- Ground Floor = 131.3 sq m / 1414 sq ft
- First Floor = 111.3 sq m / 1199 sq ft
- Second Floor = 18.3 sq m / 198 sq ft
- Total = 261.0 sq m / 2810 sq ft (*Excluding Eaves Storage)
- Total = 287.1 sq m / 3091 sq ft (*Including Eaves Storage)

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.

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Energy performance certificate (EPC)

| | | |
|------------------------------------------------|---------------------------|----------------------------|
| 170, Shepherds Lane DARTFORD DA1 2PW | Energy rating F | Valid until 23 May 2024 |
| Certificate number 6026-2837-7856-8634-0761 | | |

Property type
Detached house

Total floor area
195 square metres

Rules on letting this property

You may not be able to let this property

This property has an energy rating of F. It cannot be let unless an exemption has been registered. You can read guidance for landlords on the requirements and exemptions <https://www.gov.uk/guidance/landlords-requirements-to-improve-energy-efficiency-in-private-rental-properties>

Properties can be let if they have an energy rating from A to E. The [recommendations section](https://www.gov.uk/guidance/landlords-requirements-to-improve-energy-efficiency-in-private-rental-properties) sets out changes you can make to improve the property's rating.

Energy efficiency rating for this property

This property's current energy rating is F. It has the potential to be D.

[See how to improve this property's energy performance.](https://www.gov.uk/guidance/landlords-requirements-to-improve-energy-efficiency-in-private-rental-properties)

[https://find-an-energy-certificates.service.gov.uk/energy-certificates/6026-2837-7856-8634-0761](https://find-an-energy-certificate.service.gov.uk/energy-certificates/6026-2837-7856-8634-0761)

All measurements are approximate and are taken at the widest points. They should not be used for the purchase of furniture. Please note that appliances & services have not been tested. These particulars are issued on the express understanding that all negotiations are conducted through Anthony James Residential. They do not form part of a contract and are for general guidance only. We would strongly recommend that the information which we provide about the property is verified by yourselves on inspection and also by your solicitor before legal commitment to purchase. Photos and images are subject to copyright law.

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