



Millfield, New Ash Green, Longfield, Kent, DA3

Guide Price: £310,000

Freehold

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*** GUIDE PRICE £310,000 - £325,000 ***

This "blank canvas", three bedroom mid-terrace, is located in a quiet pocket of New Ash Green village, and is offered to the market with the benefit of NO FORWARD CHAIN

Recently rented and having undergone a light refurbishment throughout, the home is a fantastic option for first time buyers, investors, young and growing families, or potentially even those downsizing.

The home also offers the benefit of access to its garage, directly from the rear garden, a sought after perk for properties in the village.

Downstairs, the entrance porch opens to a bright and spacious living room, with stairs to the first floor, ahead. To the rear, there is an open kitchen-diner, with a large under-stair storage cupboard and a door to the rear garden.

Upstairs, there are two large double bedrooms, each with the benefit of high, vaulted ceilings and large windows, meaning they enjoy plenty of natural light. The third bedroom is a traditionally smaller single. A family-sized bathroom completes the accommodation, with shower-above-bath, toilet and wash/hand basin.

Further benefits include gas central heating, double glazing, a loft space for storage with a boarded and carpeted attic room (not habitable space, but a great space for additional storage).

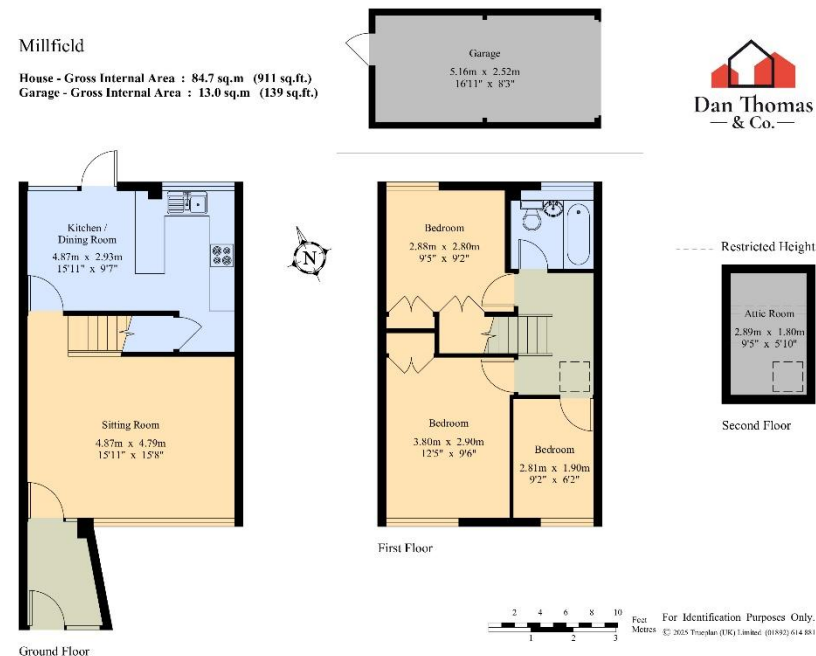
Externally, the property includes a low maintenance rear garden. It features a patio, a section laid with artificial lawn, a door to the garage en-bloc and a rear access gate.

New Ash Green benefits from local facilities which include a local shopping centre, doctor and dental surgeries, a village hall, the primary school and pre-school. There is good access to secondary schools including Grammars at Gravesend and Dartford, as well as a public library.

The nearby village of Longfield offers the closest mainline railway station offering services to London Victoria, and the Kent Coast.

There are excellent road links to the A2/M2, A20/M20 and M25 for the Dartford Tunnel. These links also make Bluewater Shopping Centre, Ebbsfleet International train station (High Speed) and Gatwick & Heathrow Airports, accessible.

Tenure: Freehold
Council Tax Band: C
Village Association Fees: £236 per annum
Resident Association Fees: £679 per annum











Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	84 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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