



Ash Road, Hartley, Longfield, Kent, DA3

Asking Price: £535,000

Freehold

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Occupying a generous plot in the sought after village of Hartley is this well-presented, three bedroom, semi-detached home.

Built in 1912, the property is large enough to cater for families of varied sizes, but could also suit someone looking to retire or downsize to a more rural location – still well connected to London, motorway links, and the Kent coast.

The property sits on Ash road and is set back and shielded by a large row of laurels and a newly installed 2m fence. The frontage is sizeable and offers a driveway large enough to accommodate at least 6-8 vehicles, if necessary.

Downstairs, the home offers a welcoming entrance hall with stairs ahead. To the left, there is a spacious dining room, offering versatility – being used as both a dining area and home office by the existing owners. To the rear, there is a stylish kitchen, modernised approximately two years ago, featuring tiled flooring, integrated oven/hob, washing machine, and dishwasher.

To the right of the ground floor, there is a well appointed main lounge. With feature electric fire and French doors to the rear garden, this space is perfect to wind down in, or for use as a family entertainment space.

Upstairs, the property features two spacious double bedrooms. There is a third, spacious single, with all rooms benefitting from large windows and lots of natural light. Again modernised in recent years, an enormous family bathroom featuring shower-above-bath and wash-hand basin, plus a separate WC for convenience, complete the internal accommodation.

Further benefits internally, include a recently upgraded boiler with new radiators, solid Oak flooring to all but the kitchen downstairs, and a loft space for storage.

Externally, there is a well maintained rear garden. The space offers a patio and seating area, with its main proportion then laid-to-lawn. There is plenty of space for children to play or pets to roam, plus mature trees and shrubs adding to the privacy on offer. The garden also benefits from side access.

The property offers plenty of potential for further extension or reconfiguration, subject to the necessary permissions. The house sits opposite Northfield, a lovely open green space, protected from development and jointly managed by Hartley and New Ash Green Parish councils.

The home has lapsed planning consent for rear extensions and detached double garage with additional living space to the rear.

The house is within walking distance to parades of shops at both Cherry Trees and Church Road, and is also within easy reach of Longfield Village, where you'll find a Waitrose supermarket and the closest train station, offering regular, direct services to London Victoria, Bromley south and the Kent Coast. New Ash Green is a nearby alternative where there are again, lots of independent retailers.

Nearby parades offer convenience stores to include a Co-Op, Premier and the village Post Office, whilst the village Country Club is also a popular option.

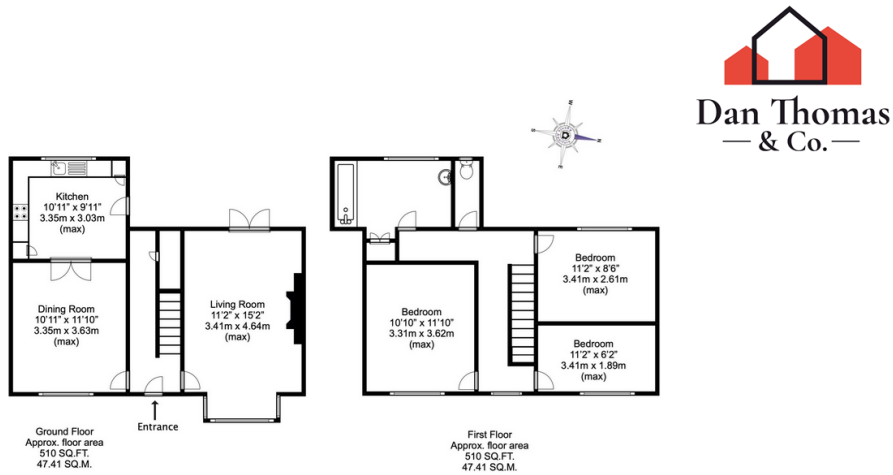
Ebbfleet International station provides access to Stratford International and St Pancras International in 11 and 21 minutes, respectively - with this station just over 7 miles and approximately 15 minutes by car.

A number of reputable primary schools are within easy reach, to include Our Lady of Hartley and Hartley Primary Academy. The nearby bus stops also provide school bus services to Dartford and Gravesend Grammar schools.

For those who enjoy walking or for those with pets, there are some beautiful country walks amongst Hartley Woods.

Enquire now to book your viewing slot.

Tenure: Freehold
Council Tax Band: E



Ash Road, Hartley, Kent, DA3 8HA

Total floor area 1,020 sq.ft (94.82 sq.m) approx

This floor plan is for illustrative purposes only. Measurements and fixture layouts are approximate, and no reliance on their accuracy should be made. A visual inspection is always recommended.











Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.