



Coltstead, New Ash Green, Longfield, Kent, DA3

Guide Price: £300,000

To be advised

Coltstead, New Ash Green, Longfield, Kent, DA3

*** GUIDE PRICE £300,000 - £325,000 ***

Offered to the market with the benefit of no forward chain is this extended three bedroom mid-terrace, located in a quiet pocket of New Ash Green Village.

There is off-street parking in the form of a garage en-bloc, plus unrestricted resident bays. There is also a nearby car-park.

Downstairs, the property offers an entrance porch, a lounge-diner, and a fitted kitchen to the rear, with two handy storage cupboards.

Beyond this, within a single storey extension, sits a study space, and a downstairs shower room for convenience. The study is a versatile room and could otherwise be used as a children’s play room.

Upstairs, the property is traditionally configured with two double bedrooms and one smaller single. A family bathroom with shower-over-bath, toilet and wash-basin completes the accommodation.

Further benefits include gas central heating, double glazing and a loft space for storage.

N.B. It should be noted that there is currently foam insulation within the loft. However, this will be professionally removed and new roof will be installed, prior to any exchange of contracts.

Externally, the property offers a pleasant rear garden. Largely laid-to-lawn, there is also a patio and laid pathway to the rear access gate, which leads to the garage & parking. To the bottom of the garden, there is also a wooden shed with light and power – used by the current owner as an arts/craft studio.

New Ash Green has a shopping centre offering a Co-Op, a Post-office, various takeaway outlets, a gym, a doctor’s surgery and a dentist. This property is also within easy reach of good local primary schools, to include New Ash Green, Hartley Primary Academy and Our Lady of Hartley.

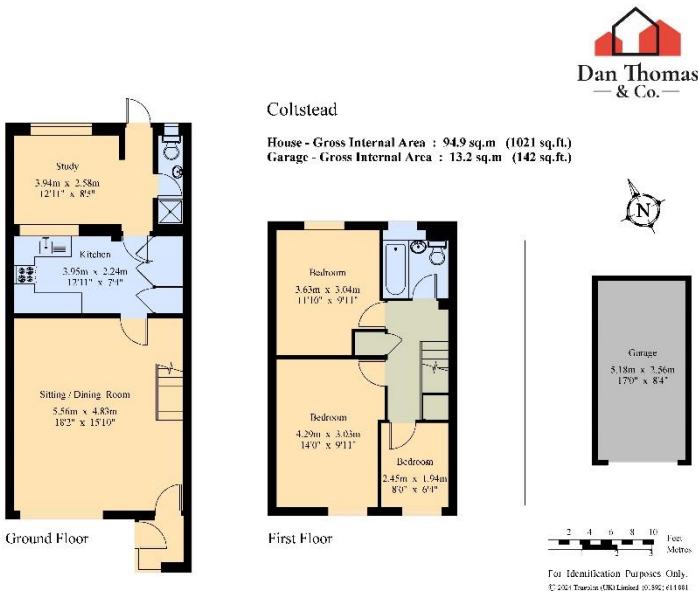
There is a bus route which runs to both Bluewater shopping centre and Darenth Valley Hospital, and school coach services which run to the local Grammar schools.

The property benefits from good road links to the A2, M25, M2 and M20, whilst Longfield offers the closest train station, offering a service to London Victoria in just over 30 minutes. Longfield village offers further amenities to include a Waitrose supermarket.

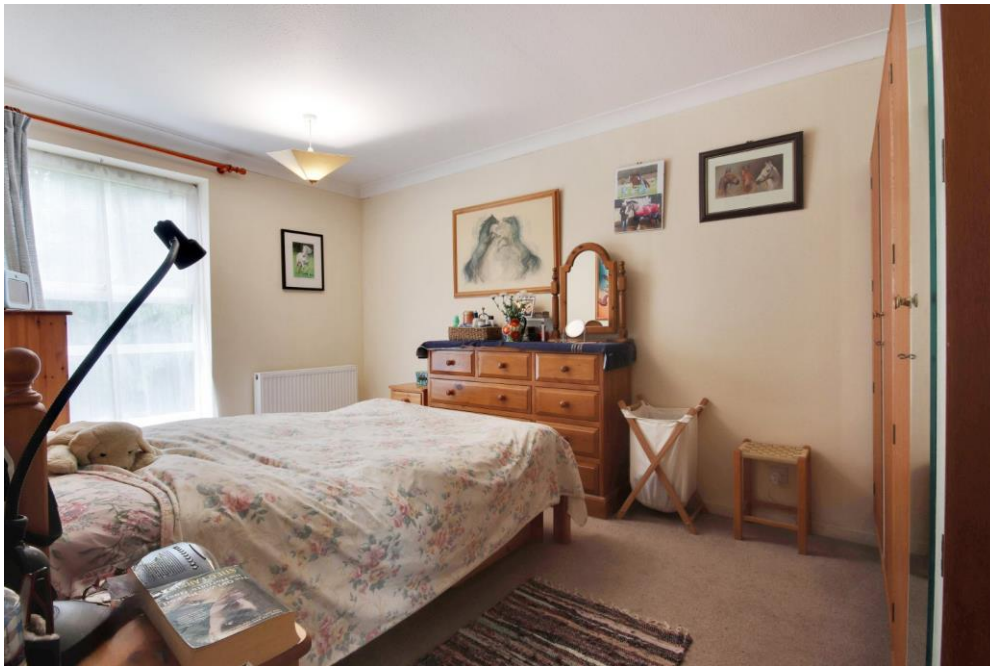
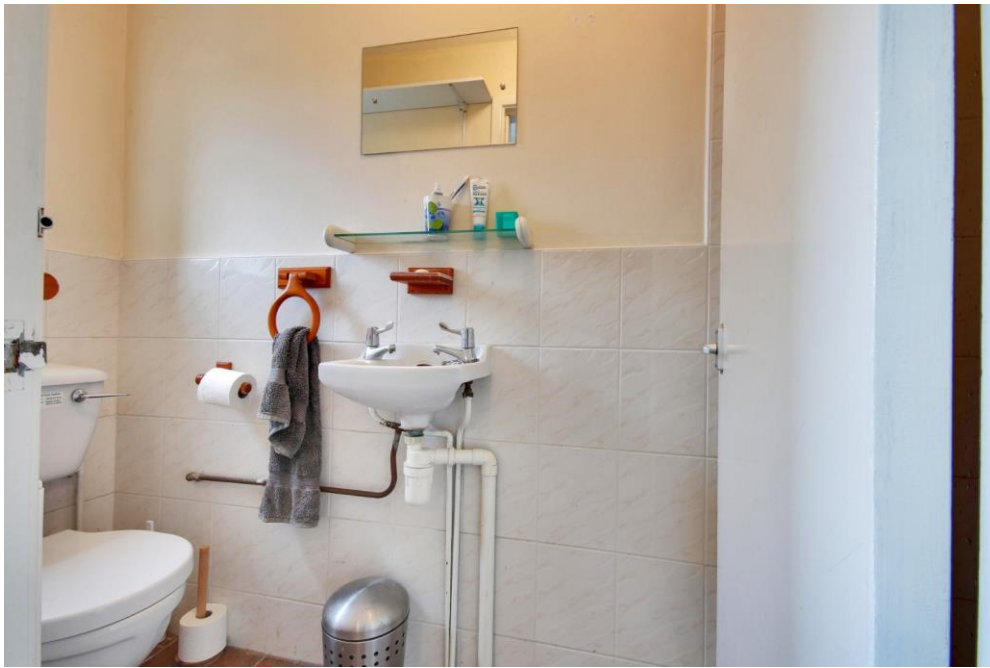
The nearby village of Hartley offers a popular Country Club, whilst there are fantastic woodland walks for those with pets.

Enquire now to book your viewing slot.

Residents Society Fees: £660 per annum
Village Association Fees: £247.48 per annum











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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.

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