



Main Road, Longfield, Kent, DA3

**Offers in excess of:
£375,000**

Main Road, Longfield, Kent, DA3

This three bedroom semi-detached house is located just a stone’s throw from the village amenities of Longfield, including the mainline train station, primary and secondary schools, a doctor’s surgery, a dental practice, and more!

Offered to market with NO FORWARD CHAIN.

In need of internal refurbishment, the home boasts generous proportions and a wealth of potential for someone to add their own stamp. Given the large plot that it occupies, with the necessary permissions, there is fantastic extension potential, too!

The property currently comes with off-street parking for one vehicle. However, there is a large, lawned front garden. With some excavation work, there could be a provision for 4-5 vehicles, with a fine precedent set for this work, by neighbouring homes.

Downstairs, there is an entrance porch and hallway, which leads left in to a dining room, and right in to a spacious through lounge-diner. There is a separate fitted kitchen, with a downstairs cloakroom for convenience. From both the kitchen and the lounge-diner, there are doors to the rear garden.

Upstairs, there are two incredibly spacious double bedrooms, both with some fitted storage cupboards. The third bedroom is currently very small, probably better utilised as a nursery, home office or dressing room. That said, given the size of the master bedroom, some reconfiguration (or an extension) would make for three comfortable double bedrooms (or more bedrooms/bathrooms, if necessary)
There is a family sized bathroom with bath, wash/hand basin and toilet, which completes the accommodation.

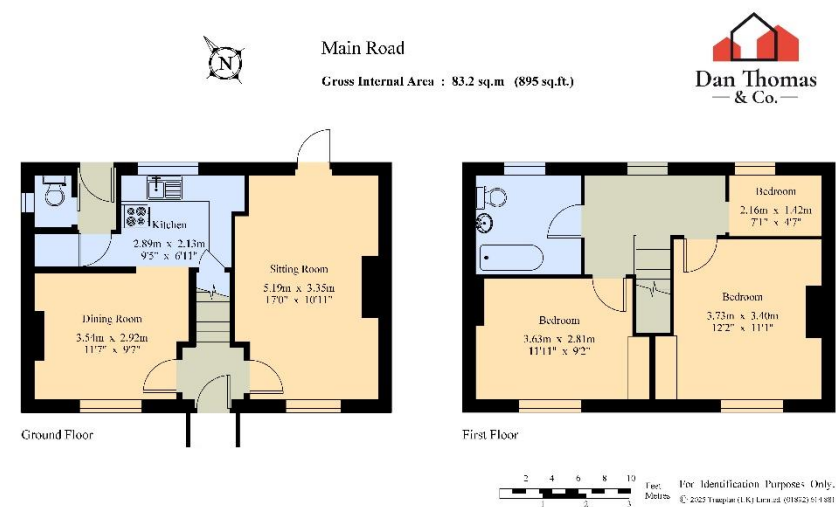
Despite the full internal renovation required, the home does come with the benefit of gas central heating, double glazing throughout and a loft space for storage.

Externally, there is a large, private rear garden. On a slight upward elevation, this features a patio, and steps up to its main proportion which is laid-to-lawn. There is a garden shed, and side access for convenience.

As well as being within walking distance to a variety of local amenities, the home is very well connected to local A-roads and motorways, those including the A2, M25, M2 and M20, meaning London, Bluewater, Ebbsfleet or the Kent Coast are all easily accessible.

The nearby Longfield train station offers access to London Victoria in just over 30 minutes, whilst Ebbsfleet, less than a 15 minute drive away, provides a High Speed link to Stratford International and St Pancras International (for Kings Cross).

Tenure: Freehold
Council Tax Band: C











Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Dan Thomas & Co

Dan Thomas & Co
8A Station Road
Longfield
Kent
DA3 7QD

T: 01474 636300

E: info@danthomasandco.co.uk

www.danthomasandco.co.uk

Dan Thomas & Co Ltd. Registered in England and Wales - 12734131
Registered Office: 8A Station Road, Longfield, Kent, DA3 7QD

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.