



Fawkham Avenue, Longfield, Kent, DA3

**Offers in excess of:
£650,000**

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Offered to the market with no forward chain, on one of New Barn's most sought-after, tree-lined roads, is this substantial, detached bungalow.

Comprising over 1800sqft to include the integral garage, the versatile property occupies a generous plot and offers a wealth of potential for further improvement and extension/development (subject to the necessary permissions).

With a large frontage, there is a sweeping tarmacked driveway which allows for ample off-road parking, with a well-maintained lawned front garden, to add.

Internally and set across one single floor, the property offers two spacious double bedrooms, one of which is bay-fronted and includes an en-suite shower room.

There is a generously proportioned living room, again bay-fronted and enjoying views over the front garden and plenty of natural light.

Beyond the lounge is a conservatory, which interconnects with a formal dining room. There is a separate fitted kitchen, accessible from the lounge, the dining room and the entrance hall.

From the conservatory, there is also an internal door to the garage, to the rear of which is a spacious utility room.

Completing the accommodation is a huge, family-sized bathroom. This features corner bath, separate shower cubicle, WC and wash/hand basin.

Externally, there is a pleasant, South-facing, private rear garden. Again of generous proportions, this space is largely laid-to-lawn, but includes a number of mature shrubs and trees, as well as a patio. A further benefit is side access.

Further benefits include gas central heating, double glazing throughout and a large loft space.

A fine precedent has been set along this road for substantial extensions and modernisations.

New Barn is very well positioned for reputable primary and secondary schools, as well as local amenities in Longfield Village. Within walking distance (approx 30 minutes), these include Longfield train station, which offers regular, direct services to London Victoria, together with a Waitrose, a Co-Op, a doctors surgery, a dental practice, a pharmacy and independent stores to include a butcher, a bakery, hair and nail salons, a barber shop and numerous takeaway eateries. There are pleasant country walks available across the gallops, Hartley woods, or to the Green Man public house at the top of Longfield Hill.

Road links to the A2, M25, M2 and M20 are all within easy reach, as is Ebbsfleet International train station, offering High Speed services to Stratford International and St Pancras International, both in under 25 minutes. Gravesend Town Centre and Bluewater Shopping Centre are both within easy reach, whilst along the neighbouring New Barn Road, there are school coach services to nearby Grammar schools.

Tenure: Freehold

Council Tax Band: E



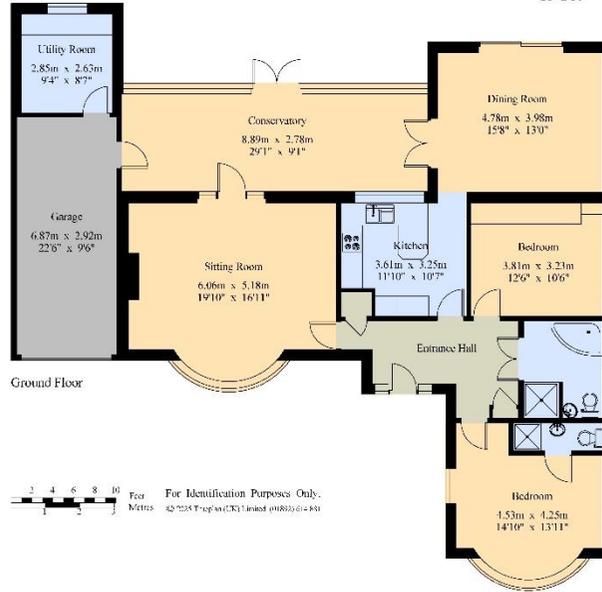






Fawkham Avenue

Gross Internal Area : 168.7 sq.m (1815 sq.ft.)
(Including Garage)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Disclaimer

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