



THE  
HOMES  
GROUP



Stack Lane, Longfield, DA3 8BL  
Guide price £700,000 - £750,000 Freehold





Guide Price £700,000 - £750,000. The Homes Group are delighted to offer to the market this rarely available, extended and beautifully presented three bedroom detached house located along a private road in the sought after village of Hartley.

The property is approached by a private driveway for up to four vehicles and has an 80' garden to the rear which boasts an 18' x 10'5 outbuilding currently being used as a gym, an 18' x 8'6 detached garage, patio seating areas, a garden shed and even a putting green!

The entrance hall to the side of the property leads to both the bay fronted 20' x 13'5 living room and the 20' x 10'10 kitchen/dining room. There are double doors from this room leading into the 16'8 x 9'6 garden room which has bi-folding doors opening out into the garden. there is also bathroom accessed from the entrance hall on the ground floor too.

The galleried landing on the first floor provides access to all three bedrooms, the shower room and has multiple storage cupboards. The 14'5 x 11'6 main bedroom has built in wardrobes and access to the eaves cupboards which run along the length of the property.

#### Entrance Hall

#### Living Room

20' x 13'5 (6.10m x 4.09m)

#### Kitchen/Dining Room

20' x 10'10 (6.10m x 3.30m)

#### Garden Room

16'8 x 9'6 (5.08m x 2.90m)

#### Ground Floor Bathroom

#### Galleried Landing

13'4 x 6'9 (4.06m x 2.06m)

#### Bedroom One

14'5 x 11'6 (4.39m x 3.51m)

#### Bedroom Two

11' x 9'2 (3.35m x 2.79m)

#### Bedroom Three

11' x 8' (3.35m x 2.44m)

#### Shower Room

#### Rear Garden

80' (24.38m)

#### Outbuilding/Gym

18' x 10'5 (5.49m x 3.18m)

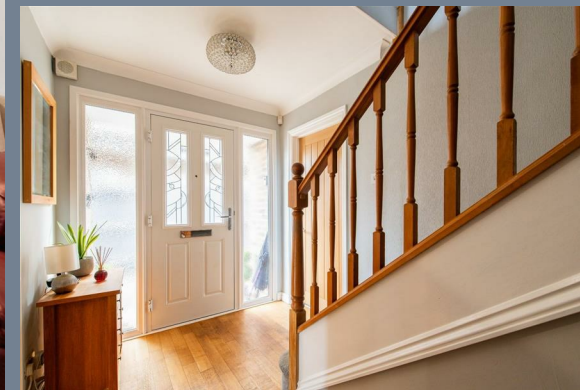
#### Detached Garage

18' x 8'6 (5.49m x 2.59m)

#### Private Driveway

#### Tenure - Freehold

#### Council Tax - Band F











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

**Viewing**  
Please contact The Homes Group Office on 01322 875000 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.