



4 Perran Close

Hartley, Longfield, DA3 7EU Freehold



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£650,000

A detached family home offering four bedroom three bathroom accommodation located in the corner of a quiet cul-de-sac within walking distance of Longfield rail station. The property benefits from front, side and rear gardens giving scope for extension subject to consent. Available with no onward chain.

Overview

- No onward chain
- Gardens to front side and rear
- Excellent scope for extension subject to consent
- Four bedrooms
- Walking distance to Longfield rail station
- Three reception rooms
- Tandem length garage
- Downstairs WC
- Bathroom & en-suite
- Cul-de-sac location

Property description

The accommodation of this detached house comprises storm porch with door onto entrance hall with downstairs WC. There are three reception rooms - lounge, dining room and study. The kitchen is fitted with wall and base units and has a door onto the side garden. The first floor has four separate bedrooms, en-suite shower and family bathroom.

At the front of the property is a large driveway providing ample off road parking and access to the tandem length garage. The property benefits from side and rear gardens that give ample scope for extension subject to local authority consents.



Location

Hartley is a village sited within close proximity to Longfield, The A2/M2 and M20/26 motorway networks are both within easy reach, as is Longfield mainline rail station with services to Victoria (35mins). Ebbsfleet station, with train services to London St Pancras (20 minutes) is within a short drive and Gatwick can be reached in approximately 45 minutes. There is a local primary school within the village and also a local primary and secondary school close by in Longfield and the neighbouring villages and grammar schools at nearby Gravesend and Dartford. Comprehensive shopping facilities can be found in nearby Longfield which

include a Waitrose and Co-op supermarket, local baker and butcher, petrol garage, post office, chemist, hairdressers among others plus various restaurants and take-aways. All the shops and restaurant facilities at Bluewater, Greenhithe are a ten minute drive away too. Hartley has a Country Club and is within easy reach of 3 top class golf clubs.

Viewing arrangements

Strictly by prior appointment with Kings

Directions

From our Meopham office proceed south along the

A227 Wrotham Road taking the third turning on the right into Melliker Lane, proceed to the 'T' junction with Longfield Road and turn right. Proceed for some distance passing over the railway bridge and continue on into Longfield. At the second mini roundabout turn left into Hartley Road, which in turn becomes Ash Road. Take the 6th turning on the left in to Wellfield and Perran close is found on the right. What3words location finder noted.toys.calls

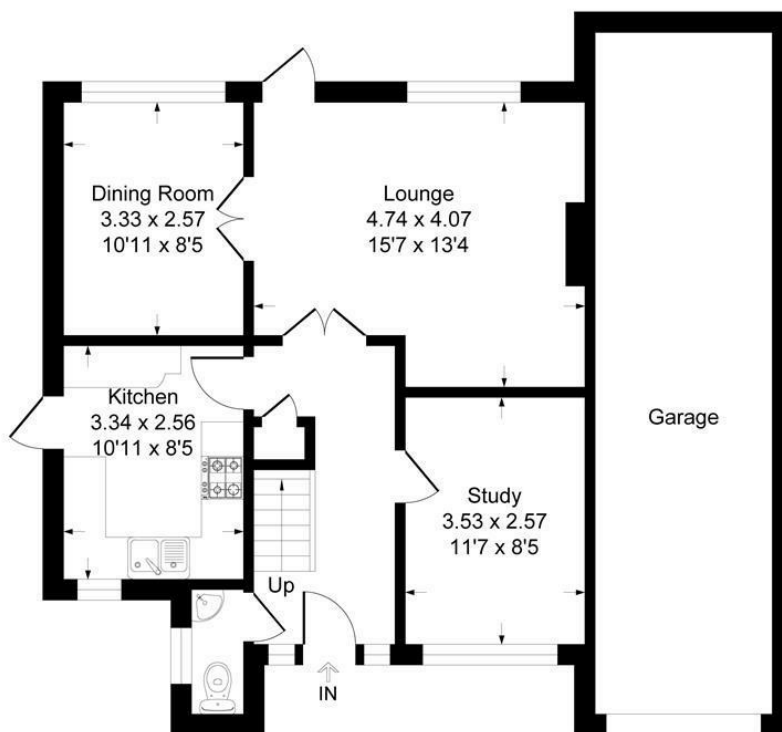
Property information

Mains gas, electric, water and drainage. Dartford Council tax band F. EPC rated D

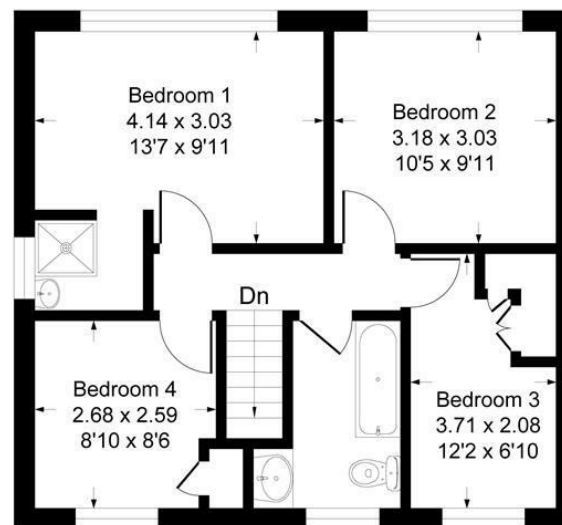


Perran Close, DA3

Approximate Gross Internal Area 107.7 sq m / 1160 sq ft
(Excluding Garage)



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Produced By Planpix

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