



**Guide Price**  
**£285,000**

**Freehold**

2x  1x  1x 

**Ayelands, New Ash  
Green, Longfield, Kent,  
DA3**

*Wards*  
Helping you move forwards



## Main features

- Semi-rural location yet close to main road links
- Within walking distance to local amenities
- Perfect first-time buyer opportunity
- Spacious rooms including double bedrooms
- Garage close by, convenient for parking and storage

## Accommodation

### GROUND FLOOR

Hallway

Lounge: 14'11 x 13'10 (4.55m x 4.22m)

Kitchen: 13'10 x 7'4 (4.22m x 2.24m)

### FIRST FLOOR

Landing

Bedroom 1: 11'0 x 9'5 (3.36m x 2.87m)

Bedroom 2: 10'11 x 8'11 (3.33m x 2.72m)

Bathroom: 7'11 x 4'8 (2.41m x 1.42m)

### OUTSIDE

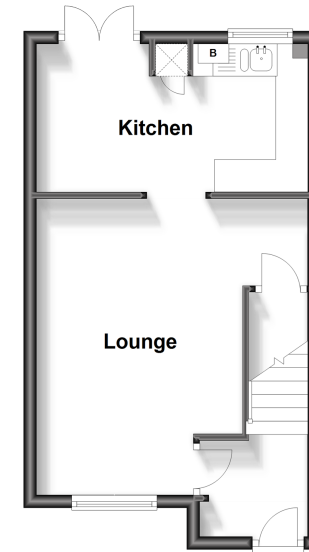
Front Garden

Rear Garden

Garage En Bloc

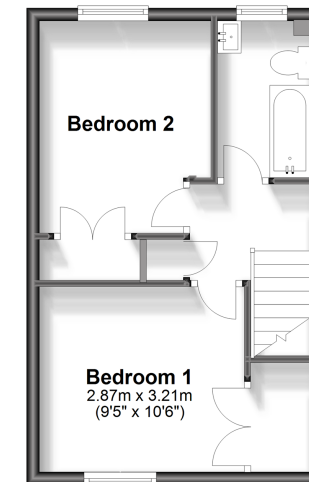
### Ground Floor

Approx. 30.6 sq. metres (329.5 sq. feet)



### First Floor

Approx. 29.5 sq. metres (317.9 sq. feet)



Call New Ash Green - 01474 872466 ■ [wardsokent.co.uk](http://wardsokent.co.uk)

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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