



**Modern  
Auction**

**£295,000  
Freehold**

3x  1x  2x 

**Knights Croft, New Ash  
Green, Kent, DA3**

*Wards*  
Helping you move forwards





## Main features

- Exciting renovation opportunity with ample potential
- For sale by Modern Auction - T&C's apply
- Buyer's fees apply
- Subject to an undisclosed Reserve Price
- Short walk to convenient amenities in village

## Accommodation

### GROUND FLOOR

Porch  
 Entrance Hall  
 Cloakroom  
 Lounge: 18'0 x 12'3 (5.49m x 3.74m)  
 Study: 8'4 x 8'2 (2.54m x 2.49m)  
 Kitchen/Diner: 16'8 x 9'6 (5.08m x 2.90m)

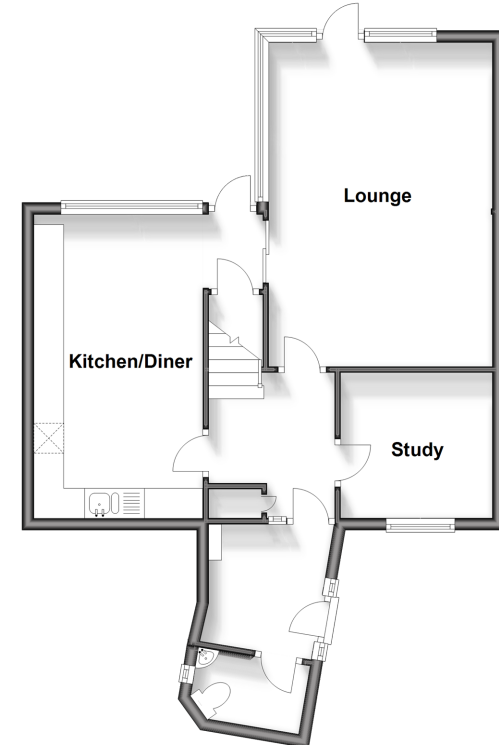
### FIRST FLOOR

Landing  
 Bedroom 1: 17'11 x 9'6 (5.46m x 2.90m)  
 Bedroom 2: 10'8 x 8'10 (3.25m x 2.69m)  
 Bedroom 3: 9'4 x 6'10 (2.85m x 2.08m)  
 Bathroom: 6'8 x 6'5 (2.03m x 1.96m)

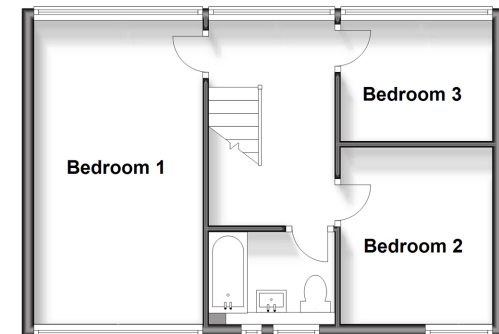
### OUTSIDE

Front Garden  
 Rear Garden  
 Garage En Bloc

**Ground Floor**  
 Approx. 56.4 sq. metres (607.6 sq. feet)



**First Floor**  
 Approx. 39.0 sq. metres (419.6 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



13418998/20250212/SB/DF