



HARTLEY ESTATES

INDEPENDENT PROPERTY AGENTS

Guide Price
£450,000

82 Punch Croft, New Ash Green, Kent, DA3 8HR

An extremely spacious end of terrace extended house, fabulous position. Built by the renowned architect Eric Lyons (Span Ltd), extended over the years, a very versatile home, study, kitchen/breakfast room, dining area, living room, bedroom four/family room, three further bedrooms, larger than average corner garden, garage.





- Sought After Location
- Unique Four Bedroom Extended House
- Versatile Accommodation
- Living Room, Dining Area
- Fitted Kitchen/Breakfast Room
- Bedroom Four/Family Room
- Study
- Larger Than Average Rear Garden

An extremely spacious end of terrace extended house occupying a fabulous position on this well established and sought after neighbourhood. Built by the renowned architect Eric Lyons (Span Ltd), further extended over the years, to now offer a very versatile home with spacious living accommodation including: entrance porch, downstairs cloakroom, study, recently re-fitted contemporary style Magnet kitchen, dining area, living room, bedroom four/family room, three further bedrooms, bathroom. Other features include: gas central heating with radiators, double glazing throughout, larger than average corner garden, personal access from garden to garage with power and light.



New Ash Green benefits from local facilities which include local shops, doctor and dental surgeries, health clinic, primary school and nurseries, access to grammar and secondary schools, public library. Bus services to main line railway station at Longfield offering services to London as well as a commuter coach service to London. There are road links from this area giving access to A2/M2, A20/M20, M25 and Dartford Tunnel. The major features are the close proximity to Bluewater Shopping Complex and Ebbsfleet International Station with high speed link to Paris and St Pancras International Station.

The accommodation with approximate measurements and numerous power points comprises:

ENTRANCE PORCH Double glazed entrance door, built in cupboards, cupboard housing Worcester boiler for central heating/hot water system, built in fuse box.

DOWNSTAIRS CLOAKROOM Narrow louvred window, corner wash hand basin, low level WC, tiled walls.

INNER HALL Staircase ascending, storage cupboard, radiator.

STUDY 8' 2" x 7' 10" (2.50m x 2.38m) Double glazed window to front, radiator.



FITTED KITCHEN/BREAKFAST ROOM 12' 11" x 9' 3" (3.94m x 2.83m) Double glazed window to front, Magnet fitted kitchen, sink unit with base cupboards under, space and plumbing for washing machine and slimline dishwasher, wall cupboards, deep drawers, contrasting work top surfaces, integrated induction hob, extractor hood, integrated double oven, breakfast bar, space for tall standing fridge/freezer, built in pantry cupboard, laminate flooring.

DINING AREA 13' 2" x 12' 11" (4.01m x 3.96m) Laminate flooring, double radiator, sliding double glazed patio doors to rear.

BEDROOM FOUR/FAMILY ROOM 13' 10" x 13' 9" (4.22m x 4.21m) Double glazed sliding patio doors to rear, double radiator, high level double glazed windows.

LIVING ROOM 17' 6" x 12' 4" (5.34m x 3.76m) Double glazed sliding patio doors overlooking rear garden, radiators.

LANDING Double glazed window to rear, built in linen cupboard housing hot water tank.

BEDROOM ONE 17' 4" x 9' 5" (5.28m x 2.89m) Double glazed window to front and rear, cathedral ceiling, radiator.

BEDROOM TWO 10' 5" x 9' 3" (3.20m x 2.83m) Double glazed window to front, radiator.

BEDROOM THREE 9' 3" x 6' 8" (2.83m x 2.04m) Double glazed window to rear, radiator.

BATHROOM Double glazed window to front, panelled bath with mixer tap and shower attachment, wash hand basin, low level WC, tiled walls, radiator, vinyl flooring.

REAR GARDEN Larger than average rear garden, walled boundaries, rear gate, laid to lawn, patio area, door to:

GARAGE 17' 0" x 10' 10" (5.20m x 3.32m) Access via rear garden, power and light, up and over door.

Tenure: Freehold

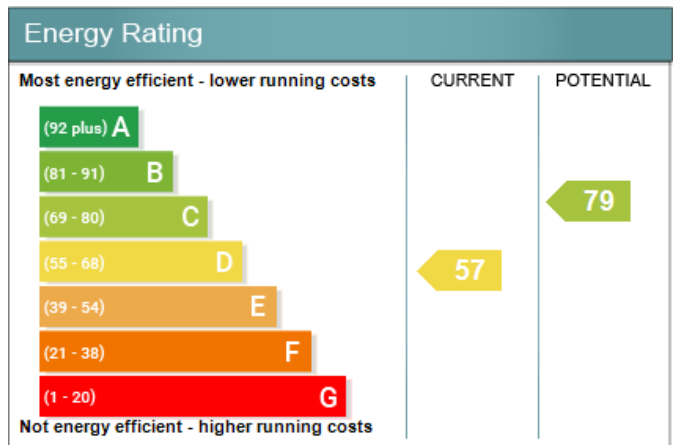
Council Tax Band: D

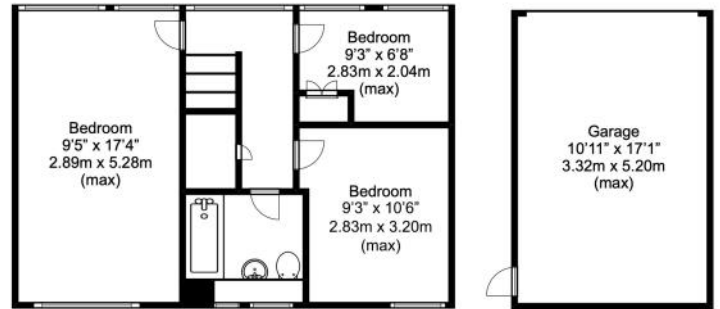
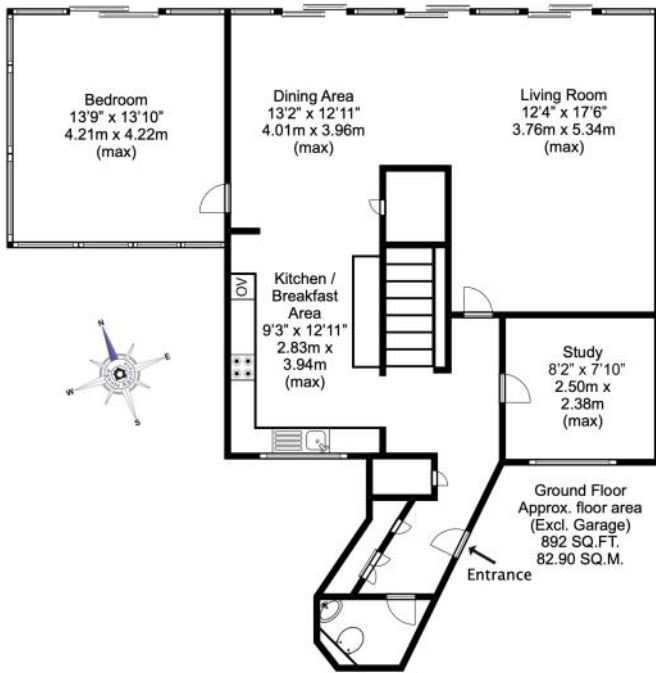
Fixtures and fittings by arrangement other than those mentioned.

Residents Society Fees and Village Association Fees apply to properties in New Ash Green, please ask for further information or contact New Ash Green Village Association directly for figures.

Draft Details: The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense. D1.







First Floor
Approx. floor area
423 SQ.FT.
40.18 SQ.M.

Approx. total
floor area
(Excl. Garage)
1,324 SQ.FT.
123.08 SQ.M.

Disclaimer

This plan is for illustrative purposes only and no responsibility is taken for any error, omission, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements have been added as a guide to prospective buyers only, are not precise, not to scale, may have been taken from the widest area and may include wardrobe / cupboard space. Garages and outbuildings are not represented in their actual location in relation to the property. No guarantee is given to any measurements including total areas. Compass point and measurements should be considered inaccurate and checked. Buyers are strongly advised to take their own measurements and compass bearing.



**Viewing by prior telephone appointment with Hartley Estates.
Opening hours: Monday – Friday 9am-5.30pm, Saturday 9am-5pm**

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