



HARTLEY ESTATES

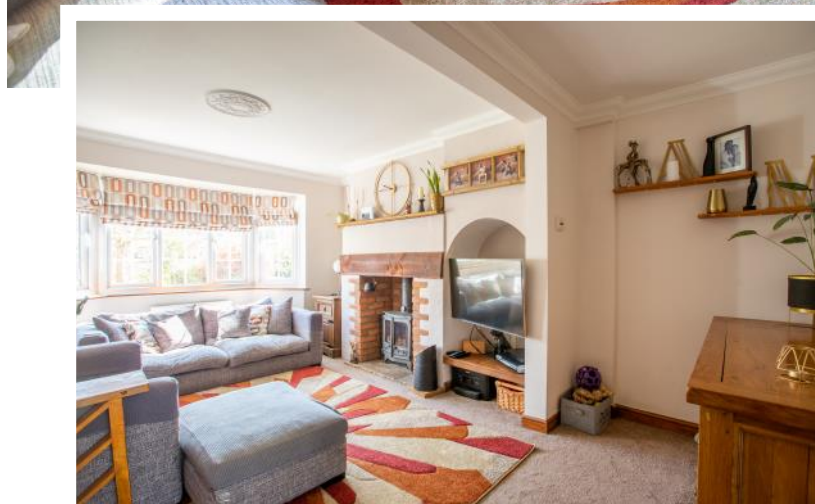
INDEPENDENT PROPERTY AGENTS

£405,000

2 Fairview, Fawkham Green Road, Fawkham, Kent DA3 8NR

Nestled in the idyllic village of Fawkham, a mid terrace three bedroom extended cottage. The property has been enhanced by the current owners and offers a symphony of country style and modern living, with accommodation including: living room, fabulous recently re-fitted fully equipped kitchen opening to a conservatory/dining area, recently re-fitted shower room, double garage.





- Extended Cottage
- Three Bedrooms
- Spacious Accommodation
- Beautifully Fully Fitted Kitchen
- Large Front & Rear Gardens
- Large Double Detached Garage
- Viewing Highly Recommended

Nestled in the idyllic village of Fawkhams, a mid terrace extended cottage. The property has been enhanced by the current owners and offers a symphony of country style and modern living. The accommodation includes: entrance porch, living room, fabulous recently re-fitted fully equipped kitchen opening to a stunning conservatory/dining area, recently re-fitted shower room, three bedrooms. This charming property also features: double glazing throughout, large front and rear gardens with large double garage.

The property is a short drive from Longfield village and New Ash Green village, facilities which include local shops, doctor and dental surgeries, health clinic,



primary school and nurseries, access to grammar and secondary schools, public library. 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, numerous power points:

ENTRANCE PORCH

Composite front entrance door, quarry tiled floor.

INNER HALLWAY

Carpeted stairs to first floor.

LIVING ROOM 18'5" x 11'10" (5.61m x 3.61m)

Double glazed bay window to front, feature fireplace with mantle, hearth and inset multi fuel burner, radiator, built in cupboard, electric radiators.

FULLY FITTED KITCHEN OPENING TO CONSERVATORY/DINING AREA

24'11" x 12'8" (7.59m x 3.86m)

Installed 2020 a beautiful Magnet kitchen with Caple sink unit, base cupboards, two carousel units, wall cupboards, integrated dishwasher, plumbing for washing machine and tumble dryer, integrated double



oven, induction hob, contrasting work top surfaces and breakfast bar, integrated microwave, larder cupboards, new skylight and roof re-insulated in 2021. Conservatory is brick built with solid insulated roof, recently fitted double glazed French doors to garden, double glazed, LVP flooring and under floor heating.

SHOWER ROOM

Fully tiled shower cubicle, shower screen, low level WC, wash hand basin with cabinet under, Xpelair fan, sky light, LVP flooring and underfloor heating.

FIRST FLOOR LANDING

Carpet, access to loft space.

BEDROOM ONE 13'3" x 9'11" (4.04m x 3.02m)

Double glazed bay window to front, feature fireplace, remote control/timer Samsung air conditioner and heating unit.

BEDROOM TWO 8'9" x 7'10" (2.67m x 2.39m)

Double glazed window to rear, electric radiator.

BEDROOM THREE/STUDY/NURSERY

6'7" x 5'8" (2.01m x 1.73m)

Double glazed window to rear.





REAR GARDEN

Paved patio area, laid to lawn, established shrubs and flower borders, fenced boundaries, summer house, personal door to detached double garage.

FRONT GARDEN

The property is approached via a wrought iron gate opening to a path flanked by lawns, flower and shrub borders.

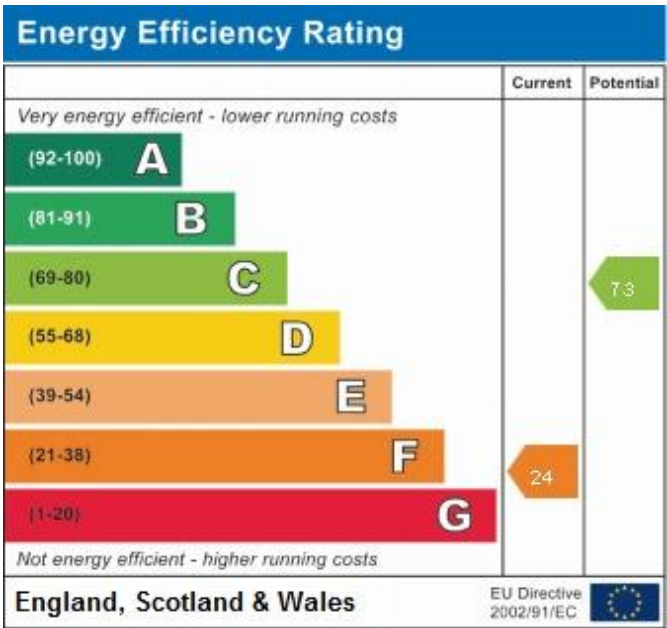
DETACHED GARAGE 26'0" x 12'3" (7.92m x 3.73m)
Electric roller door, alarm, power and light, loft storage. Parking at rear for two cars, via gated access to residents.

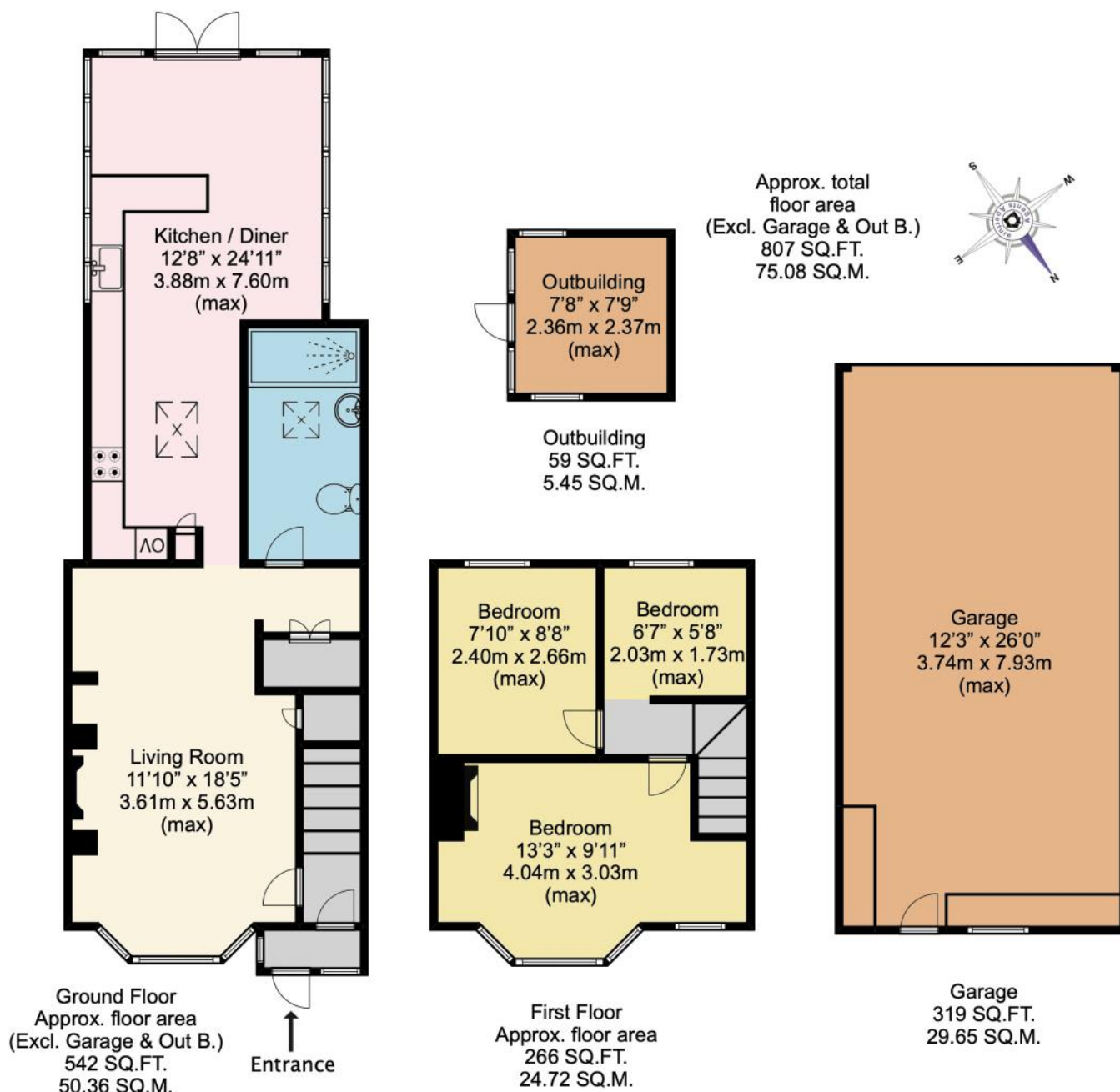
Tenure: Freehold

Council Tax Band: D

Fixtures and fittings by arrangement other than those mentioned.







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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