



HARTLEY ESTATES

INDEPENDENT PROPERTY AGENTS

£630,000

66 Redhill Wood, New Ash Green, Kent DA3 8QP

Enormous potential! A truly delightful four bedroom detached house with large garden, detached double garage and generous driveway. The property has versatile accommodation which includes dining room, kitchen/breakfast room, living room. Located in a very pretty cul-de-sac and overlooking the Kent countryside.





- Beautiful Sought After Location
- Detached House
- Four Bedrooms
- Two Reception Rooms
- Fitted Kitchen/Breakfast Room
- Well Nurtured Garden
- Extensive Front Garden
- Detached Double Garage

Enormous potential! A truly delightful detached house, super plot size with large gardens. The property has versatile accommodation and includes: entrance porch, dining room, fitted kitchen/breakfast room, steps down to a lovely living room with main bedroom and ensuite, further three bedrooms and family bathroom. Our client has owned the property from new which is a statement in itself yet not surprising being located in this very pretty cul-de-sac and overlooking the Kent countryside. This property also features gas central heating, double glazing, detached double garage with generous driveway.



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

Hardwood entrance door, glazed window to front, double radiator, glazed door to dining room.

DOWNSTAIRS CLOAKROOM

Double glazed window to front, low level WC, pedestal wash hand basin, radiator.

DINING ROOM 14'8" x 15'9" (4.47m x 4.80m)

Double glazed windows to front, door to rear garden, high sloped ceiling, stairs down to living room and up to bedrooms.





FITTED KITCHEN/BREAKFAST AREA
7'11" x 16'5" (2.41m x 5.00m)

Double glazed window to side, double glazed door to side, double glazed window to front, wall mounted boiler for central heating/hot water system, double radiator, sink unit with drainer, fitted base units and drawers, contrasting work top surfaces, space and plumbing for washing machine, built in oven and ceramic hob, wall cupboards.

LIVING ROOM 13'11" x 15'9" (4.24m x 4.80m)

Dual double glazed windows to rear, double glazed sliding patio doors to side, radiators.



MAIN BEDROOM 10'6" x 13'1" (3.22m x 3.99m)

Double glazed window to rear, radiator, built in mirror fronted sliding door wardrobes, radiator.

ENSUITE

Double glazed window to front, fully tiled shower cubicle with Mira wall shower, wash hand basin with tiled splash back, low level WC, radiator.

GALLERIED LANDING

Double glazed window to side, radiator, built in cupboard housing hot water tank, access to:

EAVES CUPBOARD



BEDROOM TWO 10'6" x 9'4" (3.20m x 2.84m)
Double glazed window to rear with countryside views, double radiator.

BEDROOM THREE 6'11" x 12'5" (2.11m x 3.78m)
Double glazed window to rear with countryside views, double radiator, built in wardrobe.

BEDROOM FOUR 6'11" x 12'5" (2.11m x 3.78m)
Double glazed window to rear with countryside views, radiator, built in wardrobe.

FAMILY BATHROOM

Double glazed window to side, panelled bath with mixer tap and shower attachment, wash hand basin, part tiled walls, double radiator.



REAR GARDEN

Beautiful well nurtured garden surrounding, generous sunny patio to side with flower and shrub borders, gate to front/driveway, access to garage, garden shed, garden to rear is mainly laid to lawn with well established shrubs and flower borders, outside tap, outside lighting, further patio areas, very secluded backing onto woodland/countryside, further patio to side.

FRONT GARDEN

Extensive front garden, mostly laid to lawn, mature trees, shrubs, established trees with beautiful patch of blue bells under, hedged boundary.



DETACHED DOUBLE GARAGE

16'1" x 15'0" (4.90m x 4.57m)

Access from garden, twin up and over doors, power and light, pitched roof, long driveways to front.

Tenure: Freehold

Council Tax Band: F

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.

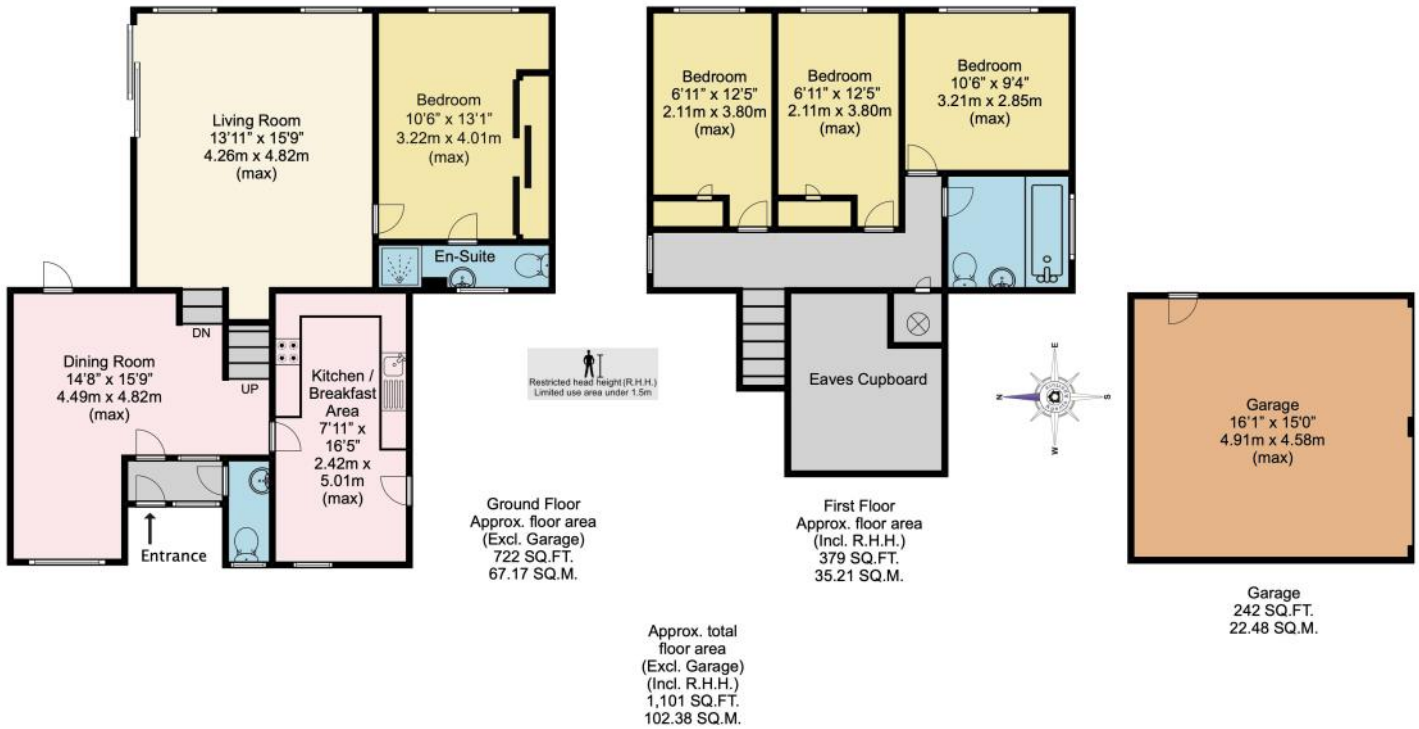






Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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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