



# HARTLEY ESTATES

INDEPENDENT PROPERTY AGENTS

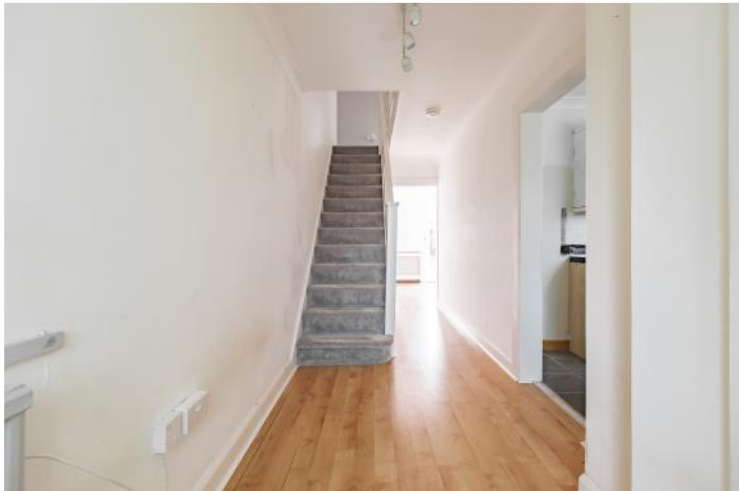
## £330,000

### 56 Caling Croft New Ash Green, Kent DA3 8PY

A superb position on the very edge of the village with open countryside to the front, a staggered terrace house offering: entrance hallway, downstairs cloakroom, fitted kitchen, lounge/diner, three bedrooms and bathroom. Other features include: gas central heating, double glazing, south facing rear garden, garage to rear. This property also benefits from having no onward chain concerns.







- Fantastic Location
- Three Bedrooms
- Fitted Kitchen
- Lounge/Diner
- South Facing Rear Garden
- Garage To Rear
- No Onward Chain

A superb position on the very edge of the village with open countryside to the front, a staggered terrace house offering the following accommodation: entrance hallway, downstairs cloakroom, fitted kitchen, lounge/diner, three bedrooms and bathroom. Other features include: gas central heating, double glazing, south facing rear garden, garage to rear. This property also benefits from having no onward chain concerns.

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, numerous power points:

#### ENTRANCE HALL

Double glazed entrance door, staircase ascending, under stairs storage cupboard, laminate flooring, radiator.

#### DOWNSTAIRS CLOAKROOM

Double glazed window to side, low level WC, inset wash hand basin with cupboard under, laminate flooring, radiator.

#### FITTED KITCHEN 9'5" x 7'3" (2.87m x 2.21m)

Double glazed window to front, stainless steel sink unit with base units under, cooker and extractor hood, washing machine, dishwasher, work top surfaces with base cupboards and drawers, wall cupboards, part tiled walls, drawer units, space for tall standing fridge/freezer.



**LOUNGE/DINER 15'8" x 19'6" (4.78m x 5.94m)**  
L-shaped, double glazed sliding patio doors to rear, double glazed window to rear, double radiators, laminate flooring.

#### LANDING

Access to insulated loft space, built in cupboard housing boiler for central heating/hot water system, built in store/linen cupboard.

**BEDROOM ONE 9'5" x 13'10" (2.87m x 4.22m)**  
Double glazed window to rear, radiator, fitted wardrobes.

**BEDROOM TWO 9'6" x 12'0" (2.90m x 3.66m)**  
Double glazed window to front with views over countryside, double radiator, recess with hanging space, laminate flooring.

**BEDROOM THREE 6'0" x 7'11" (1.84m x 2.43m)**  
Double glazed window to rear, radiator, laminate floor.

#### BATHROOM

Double glazed window to front, tiled walls, panelled bath with Triton wall mounted shower, wash hand basin, low level WC.

#### REAR GARDEN

South facing, laid to lawn, patio area, shed, fenced boundaries, rear gate.

**GARAGE 7'4" x 16'7" (2.24m x 5.05m)**  
In block to rear with up and over door.

Tenure: Freehold

Council Tax Band: C

Fixtures and fittings by arrangement other than those mentioned.

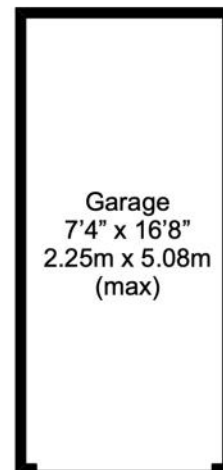
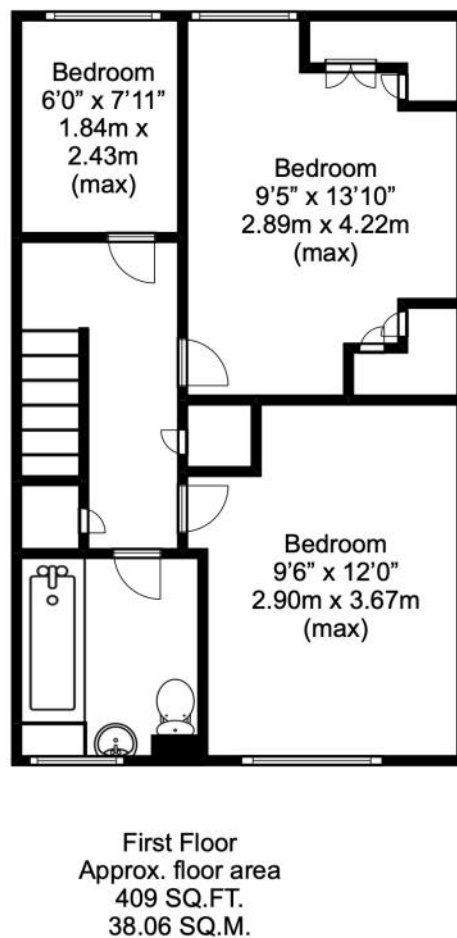
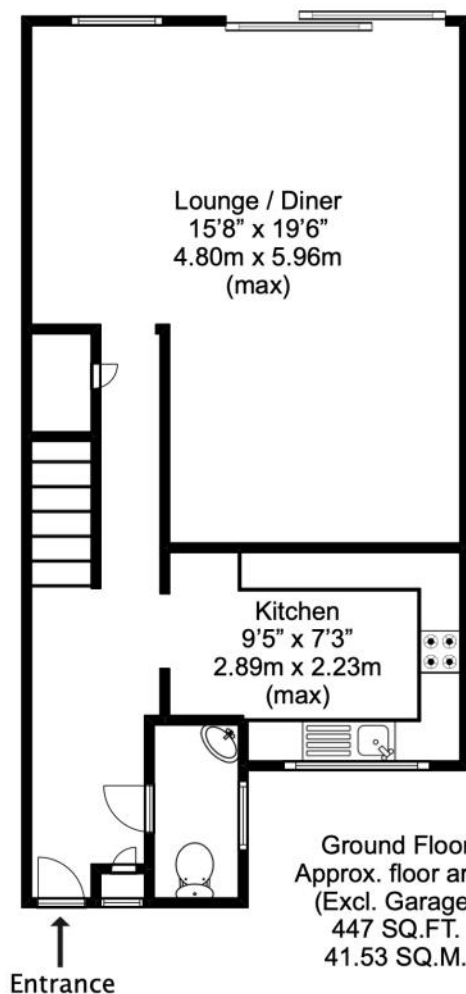
Residents Society Fees and Village Association Fees apply to properties in New Ash Green, please ask for further information or contact New Ash Green Village Association directly for figures.







Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C	69   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**Garage**  
123 SQ.FT.  
11.43 SQ.M.

Approx. total  
floor area  
(Excl. Garage)  
856 SQ.FT.  
79.59 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**

**4 The Row**  
**New Ash Green**  
**Kent**  
**DA3 8JB**

**www.hartleyestates.com**  
**info@hartleyestates.com**  
**01474 871555**  
**Reg No. 06504931**

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