



HARTLEY ESTATES

INDEPENDENT PROPERTY AGENTS

£615,000

Farleys, Ash Road Hartley, Kent DA3 8BH

We are pleased to be able to offer for sale this Billings built three bedroom detached house. The property enjoys a living room, separate dining room, kitchen, conservatory, garage and two driveways. The property also features a secluded rear garden, garage to rear with driveway plus large front garden giving further drive. Internal viewing is highly recommended.





- Billings Built Detached House
- Three Good Size Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Conservatory
- Garage
- Two Driveways
- No Onward Chain

We are pleased to be able to offer for sale this Billings built three bedroom detached house. The property enjoys a living room, separate dining room, kitchen, conservatory, garage and two driveways. The property also features a recently added new boiler for central heating/hot water system, double glazing, secluded rear garden, garage to rear with driveway plus large front garden giving further drive. Internal viewing is highly recommended.

Hartley Village has local shops at Cherry Trees and The Parade, Church Road, with a Post Office and convenience store in Ash Road. There are two primary schools, a nursery school, library and a dentist, with



doctors at Longfield and New Ash Green. There are further shops, supermarkets and a train station, with services to London Victoria, in Longfield. Hartley Country Club, set in 10 acres of glorious Kent countryside, offers a unique combination of sporting and social attractions. There are good, local road networks and all are within approximately 5.5 miles; the A2 giving access to the M2, M25 and Dartford River Crossing; and the A20 leading to the M20 and M25. Ebbsfleet International Station, providing fast services to St Pancras and Europe, is also within approximately 5.5 miles. The Bluewater Shopping Centre, with its varied range of shops and recreational facilities, is approximately 5 miles from Hartley Village.

The accommodation, with approximate measurements and numerous power points, comprises:

ENTRANCE HALL

Entrance via front door. Double glazed door to side. Stairs to first floor. Carpet.

DOWNSTAIRS CLOAKROOM

Opaque window to front. Low level WC. Pedestal wash hand basin. Part tiled walls. Radiator. Ceramic floor.

LIVING ROOM 12'11" x 13'11" (3.94m x 4.24m)

Double glazed windows to front and side. Radiator. Feature fireplace with mantle and hearth. Carpet.



DINING ROOM 12'8" x 10'10" (3.86m x 3.30m)
Double glazed window to side. Double glazed French doors to conservatory. Radiator. Carpet.

CONSERVATORY 10'4" x 10'5" (3.15m x 3.18m)
Double glazed French doors to rear garden. Ceramic floor.

KITCHEN 8'11" x 10'10" (2.72m x 3.30m)
Double glazed window to rear. Range of wall and base units. Rolled edge worktop space. Plumbing for washing machine. Built in electric oven and gas hob with extractor over. 1½ bowl sink unit with mixer tap and drainer.

LANDING
Cupboard. Carpet.



BEDROOM 12'11" x 13'11" (3.94m x 4.24m)
Double glazed window to front and side. Range of fitted wardrobes. Radiator. Carpet.

BEDROOM 12'9" x 10'11" (3.89m x 3.33m)
Double glazed window to rear. Fitted wardrobes. Radiator. Carpet.

BEDROOM 9'6" x 14'0" (2.90m x 4.27m)
Double glazed window to rear and side. Radiator. Carpet.



BATHROOM
Single glazed opaque window to front. White suite comprising low level WC, panelled enclosed bath with mixer tap and shower attachment, pedestal wash hand basin. Heated towel rail. Ceramic floor.

REAR GARDEN
Laid to lawn with shrub and flower borders. Rear access. Patio area.

FRONT GARDEN
Laid to lawn with shrub and flower borders. Driveway. Door to room housing boiler.

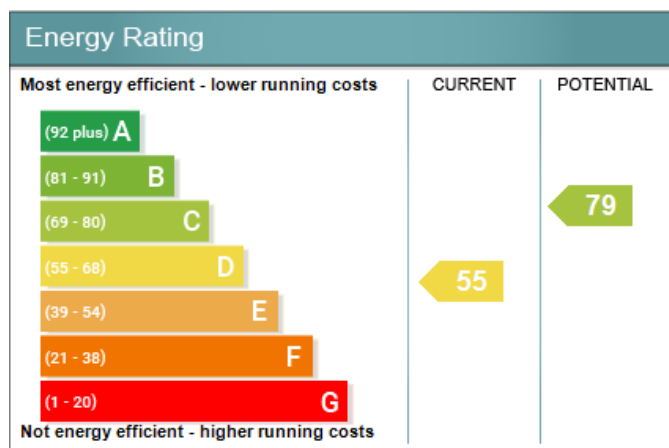
GARAGE 18'8" x 8'7" (5.69m x 2.62m)
Single garage to rear of property with additional driveway accessed from Old Downs.

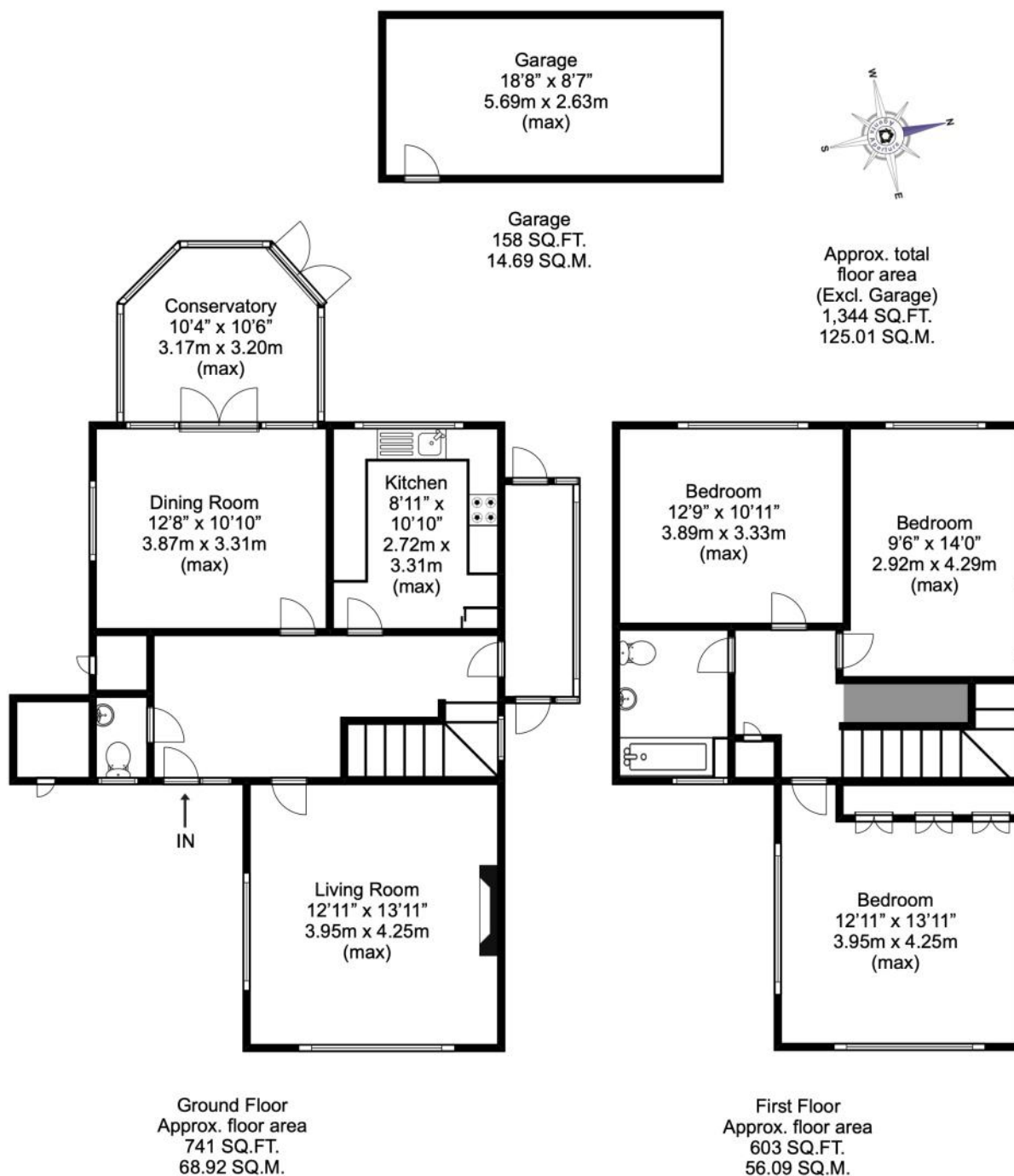
Tenure: Freehold

Council Tax Band: F

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. No guarantee is given to any measurements including total areas. Compass point should be considered inaccurate and checked.

Buyers are strongly advised to take their own measurements and compass bearing.

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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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