



## 162 Knights Croft New Ash Green

- Sought After Location
- Spacious Living Accommodation
- Three Bedrooms
- Good Size Lounge
- Fitted Kitchen/Diner
- Rear Garden
- Garage end of Garden
- End of Chain

£340,000







Perfectly positioned on the edge of the village enjoying close proximity to country walks and open farmlands a terraced house designed by the renowned architect Eric Lyons (Span Ltd).

Boasting three bedrooms, spacious lounge, large fitted kitchen/diner, downstairs cloakroom, upstairs bathroom, rear garden with direct access to garage. This property also benefits from having no onward chain.

Located in this sought after neighbourhood a terrace house built by the architect Eric Lyons (Span Ltd), light and airy accommodation with floor to ceiling windows. Enter via the entrance porch with downstairs cloakroom, great size lounge with floor to ceiling patio doors to rear and double glazed window to front, spacious fitted kitchen/diner again with floor to ceiling patio doors to rear and double glazed window to front. On the first floor you will find three bedrooms, the main bedroom boasting a high cathedral ceiling, there is also a bathroom.

Outside there is a rear garden giving direct access to garage. Other features include;- Gas central heating, double glazing, new carpeting.

In our opinion the property offers great potential, a property you could put your own stamp on!







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.

Tenure: Freehold

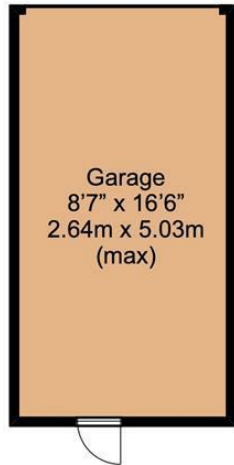
Council Tax Band: C

Fixtures and fittings by arrangement other than those mentioned.

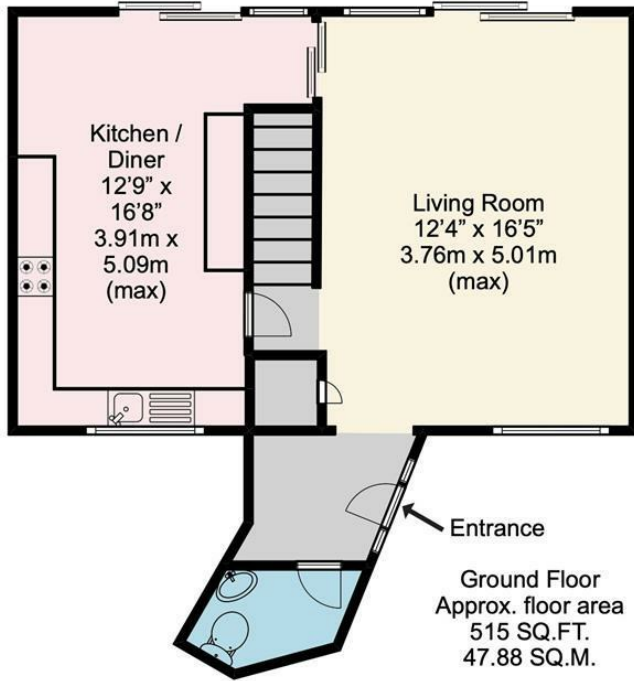
Residents Society Fees and Village Association Fees apply to properties in New Ash Green, please ask for further information or contact New Ash Green Village Association directly for figures.



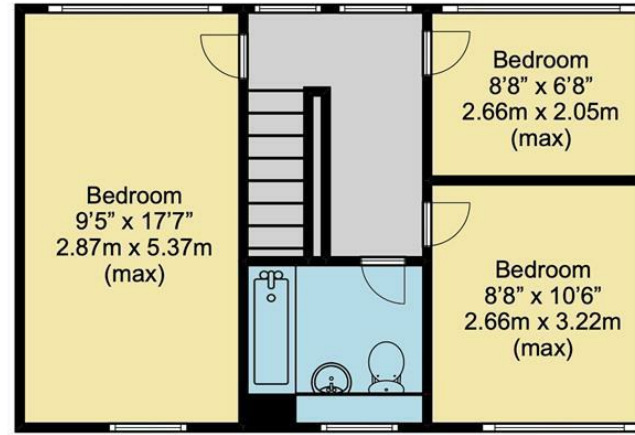
Approx. total floor area  
965 SQ.FT.  
89.68 SQ.M.



Garage  
143 SQ.FT.  
13.33 SQ.M.



Ground Floor  
Approx. floor area  
515 SQ.FT.  
47.88 SQ.M.



First Floor  
Approx. floor area  
450 SQ.FT.  
41.80 SQ.M.

**Disclaimer**

This plan is for illustrative purposes only and no responsibility is taken for any error, omission or misstatement. The 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 may not be represented in their actual location in relation to the property. Compass point, measurements and total areas should be considered inaccurate and checked as no guarantee is given to their accuracy. Buyers are strongly advised to take their own measurements and compass bearing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
105-149kWh A	B	54	78
81-101kWh B	C		
65-80kWh C	D		
55-64kWh D	E		
45-54kWh E	F		
35-44kWh F	G		
15-34kWh G			
Not energy efficient - higher running costs			
England & Wales			

Appliances and services are untested. Dimensions are approximate and floorplans are not to scale. Fixtures and fittings, planning and alterations, lease details if applicable, should all be verified legally.

Open: Monday-Friday 9am-5.30pm  
Saturday 9am-5pm

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