



98 Knights Croft New Ash Green

- Sought After Location
- End of Terrace House
- Three Bedrooms
- Lounge/Diner
- Kitchen
- Shower Room
- Gas Central Heating
- Double Glazed Throughout
- Rear Garden
- Garage

£325,000





Located on the very edge of the village is this lovely sought after neighbourhood with its mature well nurtured landscaping, an end of terrace three bedroom house. Walking distance of beautiful woodland walks and open green lands.

A lovely end of terrace house occupying a secluded position on this sought after neighbourhood, on the very edge of the village, the property's location gives easy access to beautiful farm land walks and open green lands.

The accommodation includes: entrance hall with a great study area, downstairs cloakroom, good size fitted kitchen, lounge/diner, three bedrooms and shower room. The property has gas fired central heating, double glazing, cavity wall insulation and extra loft insulation with a fitted positive pressure ventilation system. There is a neat rear garden and garage in nearby block.

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.

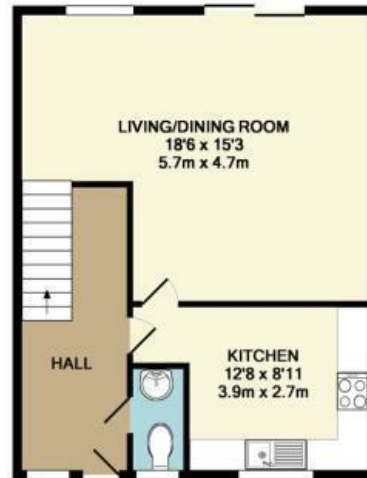
Tenure: Freehold

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.

In accordance with the Estate Agency Act 1979 please note that the seller of this property has a connection to an employee of Hartley Estates and has therefore an interest in the property.



GROUND FLOOR
APPROX. FLOOR
AREA 448 SQ. FT.
(41.6 SQ. M.)



1ST FLOOR
APPROX. FLOOR
AREA 448 SQ. FT.
(41.6 SQ. M.)



TOTAL APPROX. FLOOR AREA 896 SQ. FT. (83.3 SQ. M.)

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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
105-149 A		
81-104 B		
65-80 C		
49-64 D		
33-48 E		
17-32 F		
1-16 G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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