



## 46 Penenden New Ash Green

- Terraced Two Double Bedroom House
- Lounge
- Kitchen/Diner
- Gas Central Heating
- Double Glazing
- Garage
- End of Chain
- In Need of Redecoration

£269,950







Great potential in this mid terrace two bedroom house, conveniently located in a secluded position. The property does require some redecoration and updating but offers good accommodation. This property also benefits from having no onward chain.

Looking to make your own mark! We are pleased to market one of the very popular two bedroom properties in the village of New Ash Green, but this one needs redecorating and some updating. The property is mid terrace facing one of the many landscaped green lands to front. There is gas central heating with radiators, double glazing, a rear garden and a 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.

#### **Entrance Porch**

Double glazed entrance door to front, built in cupboard housing fuse box, radiator, staircase ascending.

#### **Lounge**

15'1" x 10'10"

Double glazed window to front, radiator, under stairs storage cupboard.

#### **Kitchen/Diner**

13'9" x 7'3"

Double glazed window to rear, stainless steel sink unit, base units, work top surfaces, wall cupboards, built in electric oven, extractor hood, part tiled walls, space and plumbing for washing machine, further work tops/breakfast bar, radiator, wall cupboard housing boiler for central heating/hot water system, double glazed sliding patio doors to rear, tiled floor.

#### **Landing**

Access to insulated loft, built in cupboard housing hot water tank.



**Bedroom One**

10'10" x 9'5"

Double glazed window to front, radiator, built in cupboard.

**Bedroom Two**

11' x 8'10"

Double glazed window to rear, built in double cupboard, radiator.

**Bathroom**

Double glazed window to rear, panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low level WC, radiator.

**Rear Garden**

Patio area, laid to lawn, flower and shrub borders, rear gate.

**Garage**

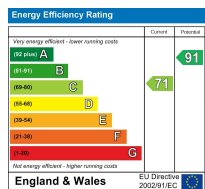
In nearby block.

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.





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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