



Caling Croft New Ash Green

- End of Terrace House
- Three Bedrooms
- Large Lounge/Diner
- Fitted Kitchen
- Downstairs Cloakroom
- Rear Garden
- Garage at End of Garden With Drive/Off Road Parking In Front
- No Onward Chain

£335,000





A delightful end of terrace three bedroom house overlooking one of the many open green lands in the village. The property features gas central heating, double glazing, garage at end of garden with off road drive/parking. This property also benefits from having no onward chain.

Offering excellent living accommodation including entrance hallway, spacious lounge/diner to front, fitted kitchen to rear with a rear lobby with downstairs cloakroom, three bedrooms and bathroom. The property has gas central heating with radiators and is double glazed throughout, the garage is located at the end of the garden with personal access.

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. 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





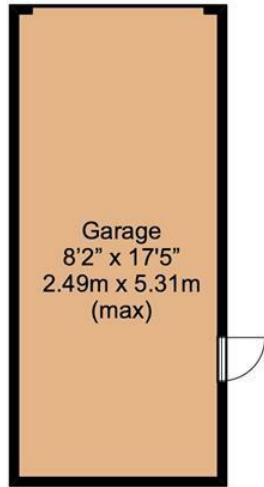
Council Tax Band: C

Fixtures and fittings by arrangement other than those mentioned.

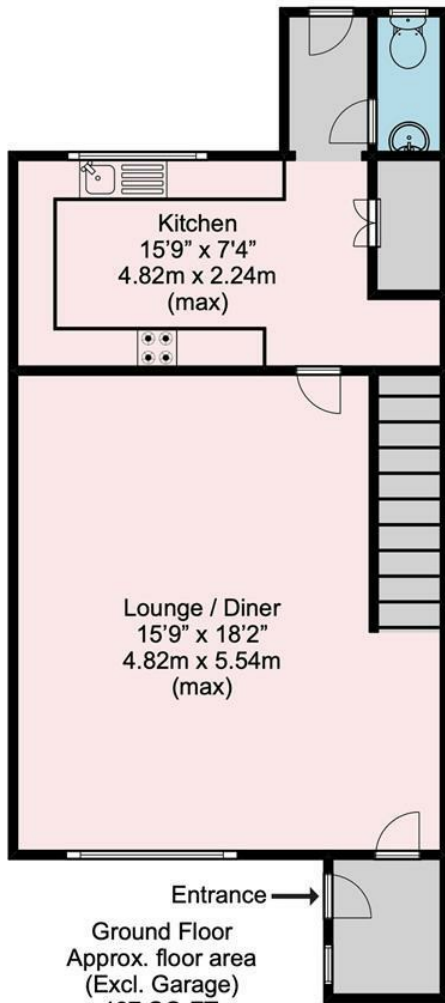
Residents Society Fees and Village Association Fees apply to properties in New Ash Green, please ask for further information or contact New Ash Green Village Association directly for figures.



Approx. total floor area
(Excl. Garage)
879 SQ.FT.
81.69 SQ.M.



Garage
8'2" x 17'5"
2.49m x 5.31m
(max)

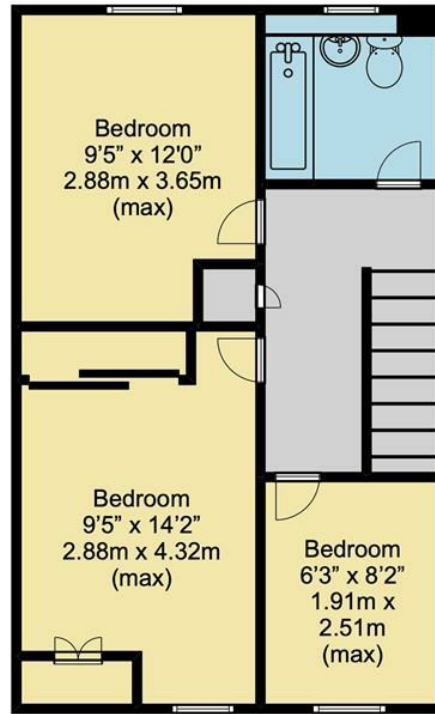


Lounge / Diner
15'9" x 18'2"
4.82m x 5.54m
(max)

Garage
142 SQ.FT.
13.22 SQ.M.

Entrance →
Ground Floor
Approx. floor area
(Excl. Garage)
467 SQ.FT.
43.38 SQ.M.

Kitchen
15'9" x 7'4"
4.82m x 2.24m
(max)



Bedroom
9'5" x 12'0"
2.88m x 3.65m
(max)

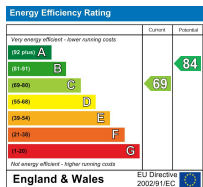
Bedroom
9'5" x 14'2"
2.88m x 4.32m
(max)

Bedroom
6'3" x 8'2"
1.91m x 2.51m
(max)

First Floor
Approx. floor area
412 SQ.FT.
38.31 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.



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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