



## 9 Butlers Place Ash

- Envious Position Overlooking Open Sports Fields
- Beautifully Presented Semi Detached House
- Two Double Bedrooms
- Spacious Fitted Kitchen/Dining Room
- Good Size Sitting Room
- Conservatory
- Extension Potential (STPP) - Two Storey Extension Plans Approved But Lapsed
- Large Rear Garden
- Converted Garage/Annex
- No Onward Chain

**£398,000**





Boasting lovely views over open sport fields and within close proximity of country walks over farm lands and woodlands this delightful semi detached house deserves your internal viewing, you couldn't ask for a better setting, rural surrounds yet within walking distance of New Ash Green offering local amenities.

From the moment you step through the door you have a sense of a lovely and well looked after home, there is a small entrance hall and then you're into the lovely bright sitting room with fireplace, then to the rear there is a fabulous spacious fully fitted kitchen/dining room which leads to a conservatory to the side all overlooking the rear sunny garden and with under floor heating.

Upstairs there are two double bedrooms and a spacious modern fitted bathroom.

Located on a corner plot the rear south west facing garden is a great size and secluded, with off road parking via double gates.

There is a garage to the rear which has been converted into a self contained insulated Annex with a shower room and kitchenette.

To the front of the property there is a driveway giving further off road parking for two cars.



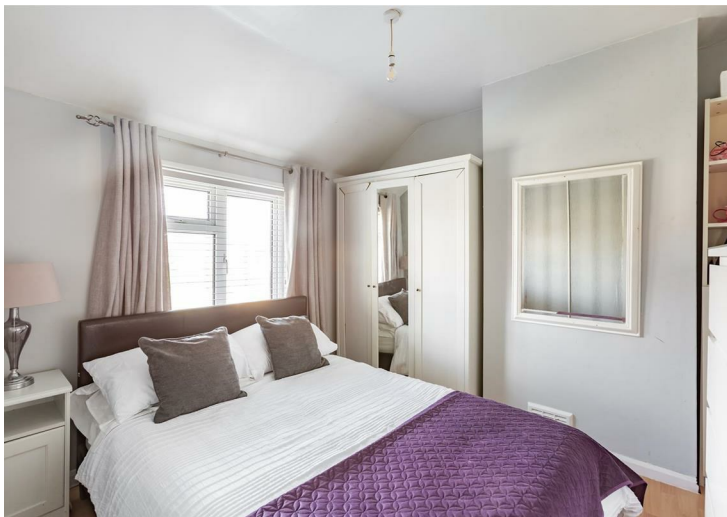


This property also offers no onward chain.

Tenure: Freehold

Council Tax Band: C

Fixtures and fittings by arrangement other than those mentioned.

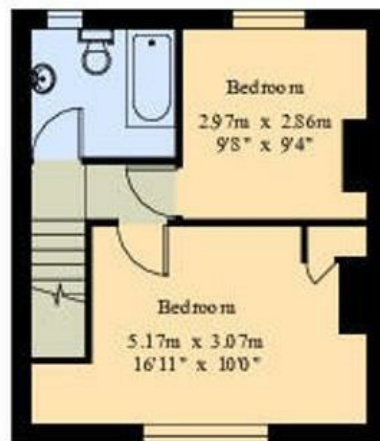




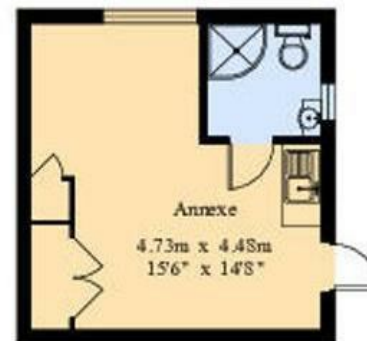




Ground Floor



First Floor



House- Gross Internal Area: 70.8 sq.m (762 sq.ft.)

Outbuilding- Gross Internal Area: 21.2 sq.m (228 sq.ft.)

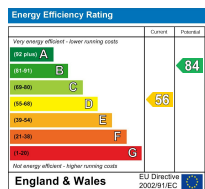
Open: Monday-Friday 9am-5.30pm  
Saturday 9am-5pm

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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.