



9 Punch Croft New Ash Green

- Well Presented End of Terrace House
- Three Bedrooms
- Spacious Fitted Kitchen/Diner
- Living Room
- Study/Bedroom Four
- Main Bedroom with High Cathedral Ceiling
- Bedroom with Stairs to Mezzanine Floor
- Garage at End of Garden
- Sought After Neighbourhood
- Viewing Highly Recommended

£365,000





A truly lovely end of terrace house built by the renowned architect Eric Lyons (Span Ltd) whose ethos was all about natural light and space, coupled with the improvements and presentation of this house, this would make a lovely family home.

Located in sought after well established neighbourhood in the village.

Accommodation includes: entrance porch with sliding door cupboards for storage, downstairs cloakroom, inner hall with staircase ascending, study/bedroom four, living room with floor to ceiling double glazed windows overlooking the rear garden, spacious modern John Lewis fitted kitchen/diner

Upstairs there is a large main bedroom with high cathedral ceiling and range of fitted wardrobes. There are two further bedrooms, one with stairs to mezzanine floor and bathroom.

A garage at the end of garden with power and light and access to electric charging point in the garden.

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: D

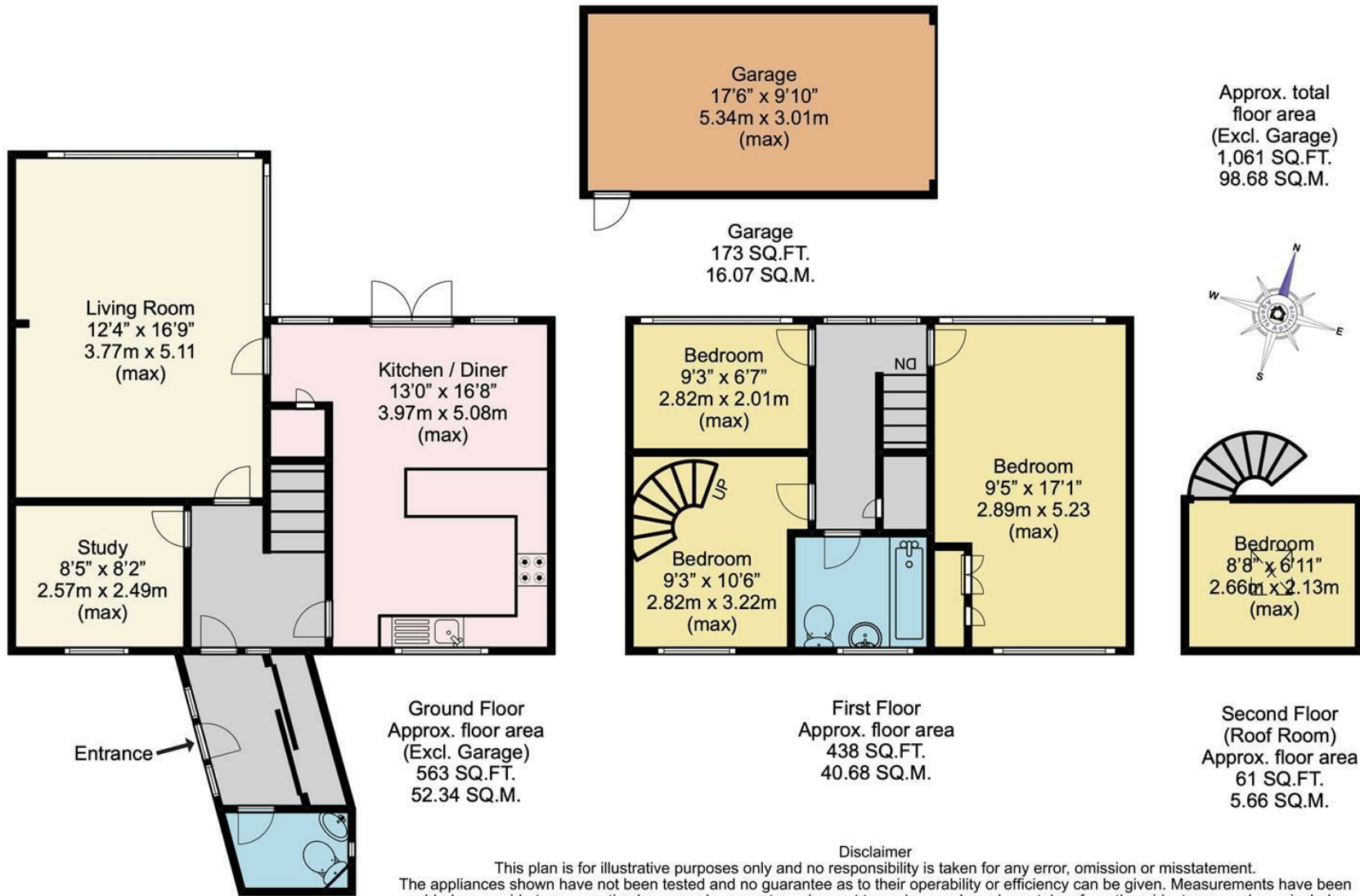
Fixtures and fittings by arrangement other than those mentioned.

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.

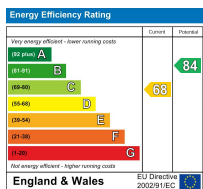








Disclaimer
This plan is for illustrative purposes only and no responsibility is taken for any error, omission or misstatement. The appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements have been added as a guide to prospective buyers only, 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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