



15 Caling Croft New Ash Green

- Extended End Of Terrace House
- Three/Four Bedrooms
- Extended Living Room & Kitchen/Dining Room
- Study/Bedroom Four
- Gas Central Heating
- Double Glazing
- Rear Garden
- Garage in Block to Rear
- No Onward Chain
- Viewing Highly Recommended

£349,995





Fantastic end of terrace extended family house, excellent location overlooking one of the many green lands in the village, this house does require updating but offers great potential.

There is an entrance hallway, downstairs cloakroom, extended living room, extended kitchen/breakfast room and dining room, study/bedroom four.

Upstairs there are three further bedrooms and a wet room.

The rear garden is mainly laid to lawn with rear gate leading to garage enbloc. This property also benefits from having no onward chain.

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.





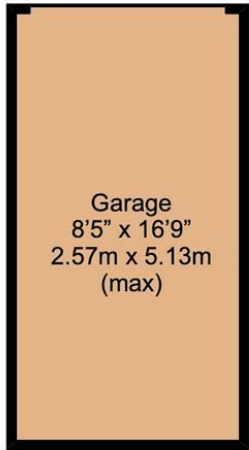
Tenure: Freehold

Council Tax Band: D

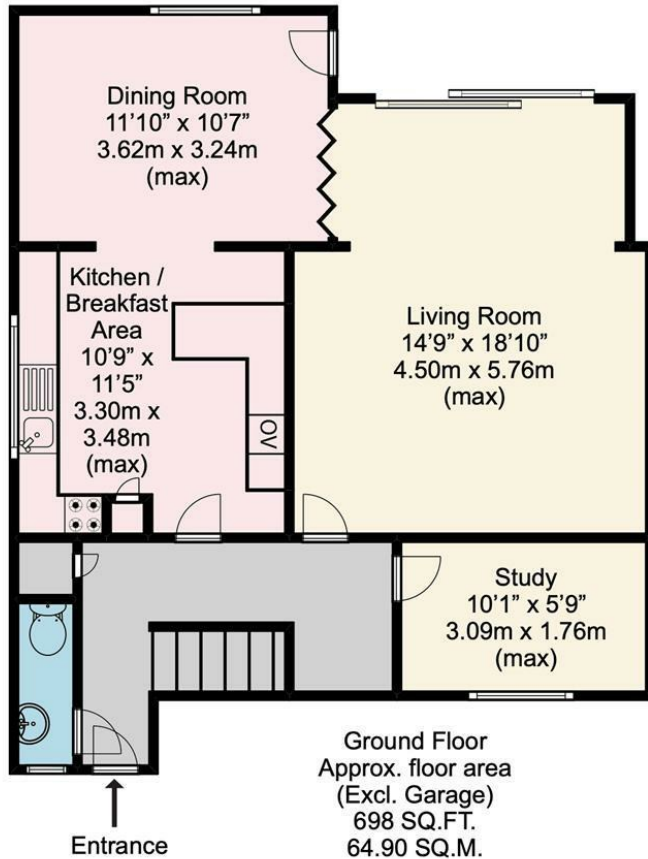
Fixtures and fittings by arrangement other than those mentioned.

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.



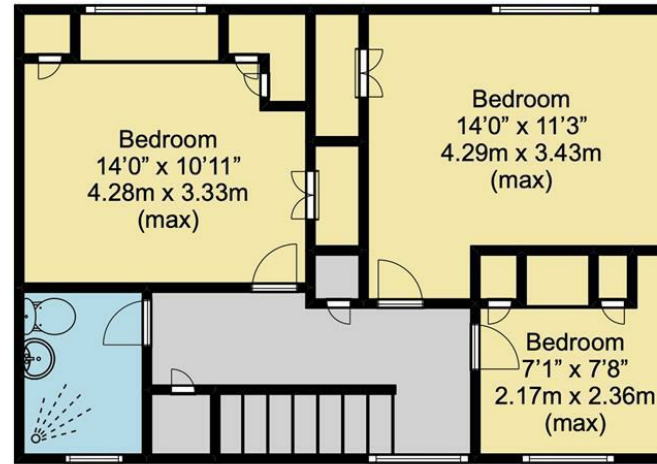
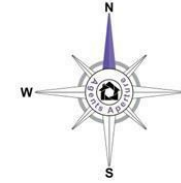


Garage
142 SQ.FT.
13.18 SQ.M.



Ground Floor
Approx. floor area
(Excl. Garage)
698 SQ.FT.
64.90 SQ.M.

Approx. total
floor area
(Excl. Garage)
1,163 SQ.FT.
108.14 SQ.M.



First Floor
Approx. floor area
465 SQ.FT.
43.24 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.



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current
105-149kW A	85
81-104kW B	
65-80kW C	
55-64kW D	
45-54kW E	
35-44kW F	
15-34kW G	
Below 15kW G	73
Very energy inefficient - 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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