



## The Folly Johns Close Hartley

- Four Bedroom Detached Family Home
- Living Room, Separate Dining Room
- Kitchen, Utility Room
- Family Room
- Ensuite to Master Bedroom
- Family Bathroom, Two Further WCs
- Garage & Driveway
- Gardens to Front, Rear & Side
- No Onward Chain
- Early Viewing Highly Recommended

£725,000





A rare opportunity to acquire a four bedroom detached property with lots of potential for improvement and modernisation, set in one of Hartley's most sought after locations. The property is offered with no onward chain.

This family house has been a cherished home for one family for many years and is now introduced to the market offering enormous potential for extension (STPP), modernisation and improvement.

The accommodation as it stands is more than ample with its large L-shaped living room, separate dining room, kitchen, utility room and family room downstairs. Along with four bedrooms, ensuite to master bedroom, and a large family bathroom all upstairs.

The wide plot provides ample space around the house as well as very good side front and rear gardens. With no onward chain, early viewing is highly recommended.

Tenure: Freehold

Council Tax Band: F

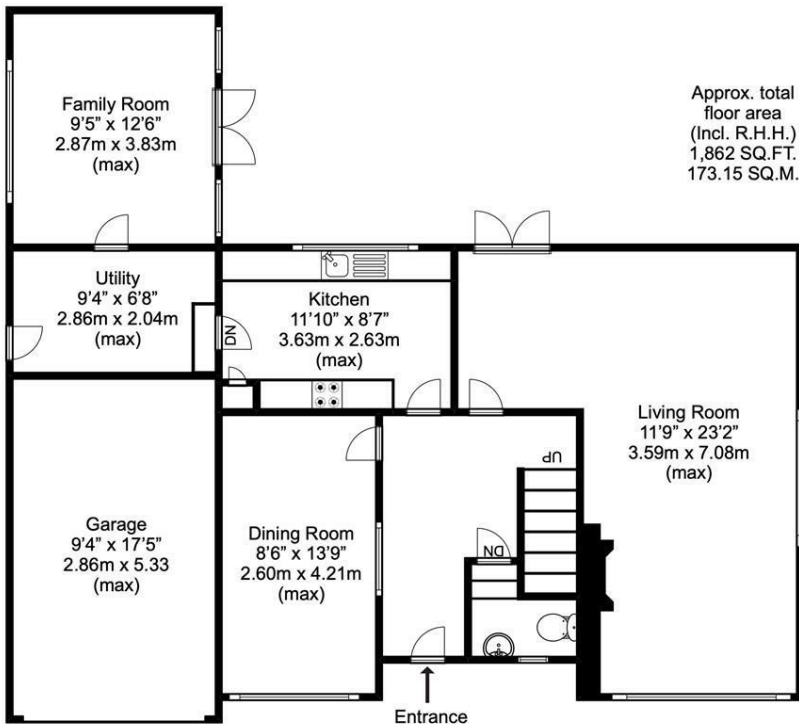
Fixtures and fittings by arrangement other than those mentioned.







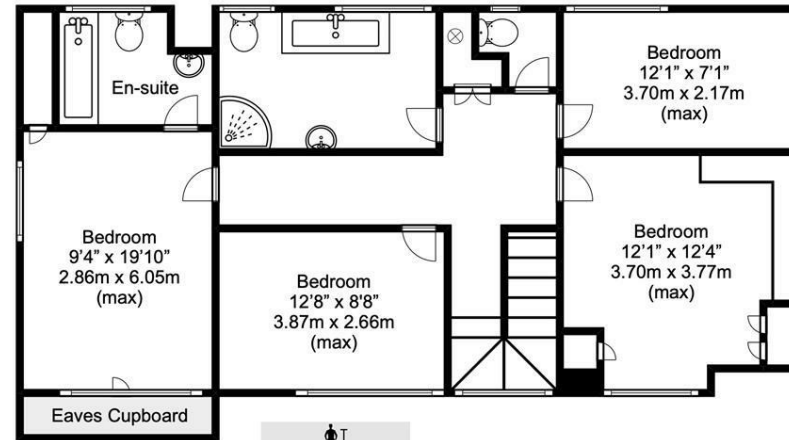




Approx. total floor area (Incl. R.H.H.)  
1,862 SQ.FT.  
173.15 SQ.M.



Ground Floor  
Approx. floor area  
1,062 SQ.FT.  
98.79 SQ.M.



First Floor  
Approx. floor area (Incl. R.H.H.)  
800 SQ.FT.  
74.36 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.



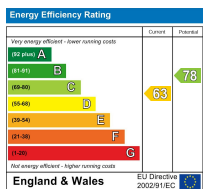
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**4 The Row, New Ash Green  
Kent DA3 8JG**

**1 The Parade, Wrotham Road  
Meopham, Kent DA13 0JL**

**01474 871555 / 815811**

info@hartleyestates.com  
www.hartleyestates.com



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.