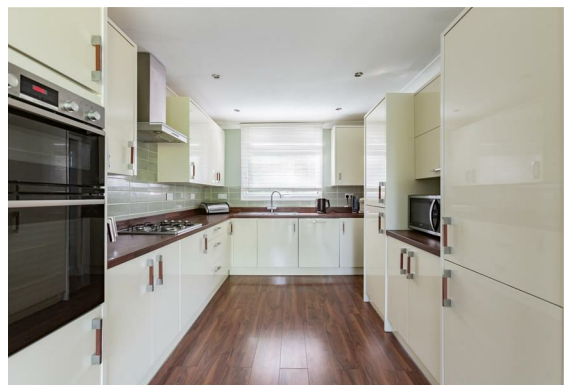




## 106 Knights Croft New Ash Green

- Sought After Location
- Beautifully Presented House
- Three Bedrooms, Cathedral Ceiling to Main Bedroom
- Lovely Fully Fitted Kitchen/Dining Area
- Spacious Living Room
- Gas Central Heating
- Double Glazing Throughout
- Well Nurtured Rear Garden
- Garage
- Viewing Highly Recommended

**Price Guide**  
**£365,000-£375,000**





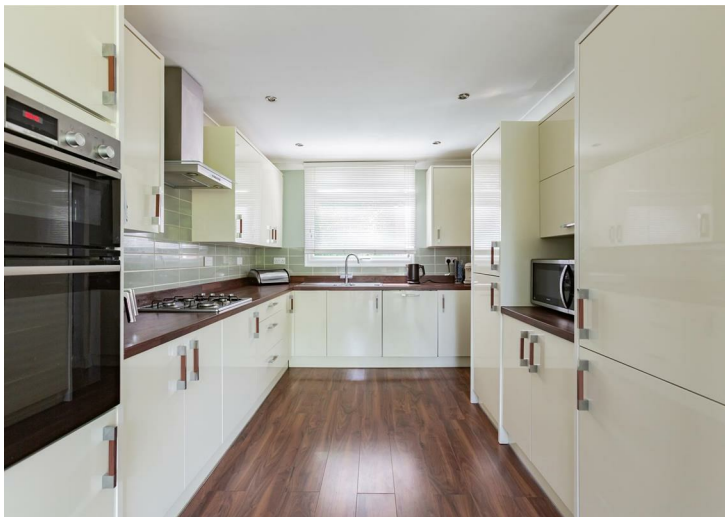
\*\*\*GUIDE PRICE: £365,000 - £375,000 \*\*\*

Beautifully presented extended staggered terrace three bedroom house built by the renowned architect Eric Lyons (Span Ltd) and located on the edge of the village.

This stunning property is a real credit to the current owners, as you open the door and step into this lovely home, you'll know you've arrived somewhere very special.

The property is full of natural light with floor to ceiling double glazing, gas fired central heating with radiators, lovely well nurtured rear garden and garage in block to rear. Located on this sought after and well established neighbourhood.

The accommodation includes entrance porch with built in cloaks/storage cupboards, downstairs cloakroom, living room with full length double glazed windows overlooking the lovely rear garden, fantastic fully fitted kitchen/dining area, three bedrooms, main bedroom with cathedral ceiling, fabulous shower room with double shower.



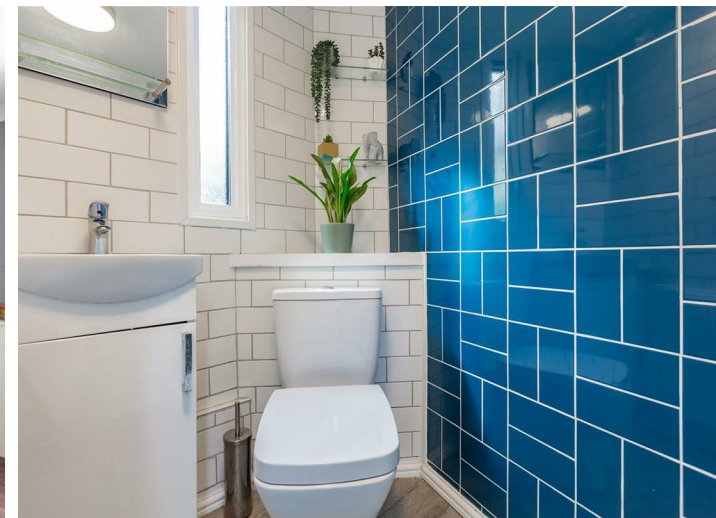


New Ash Green benefits from local facilities which include local shops, doctor and dental surgeries, health clinic, primary school and nurseries, access to grammar and secondary schools, public library. Bus services to main line railway station at Longfield offering services to London as well as a commuter 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.

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.

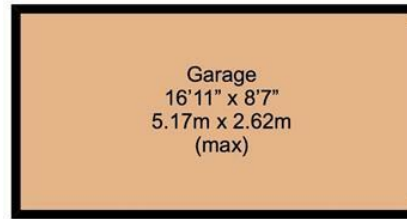




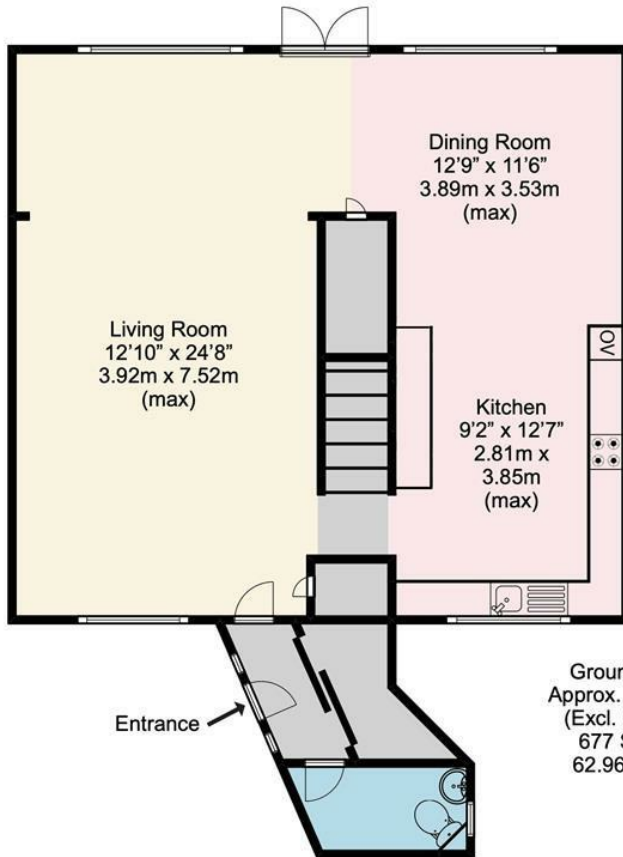




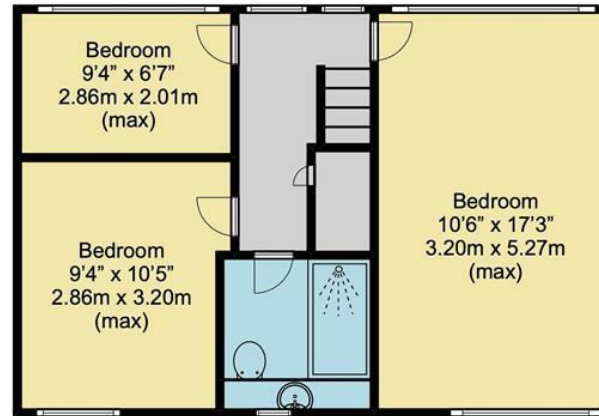
Approx. total floor area  
(Excl. Garage)  
1,116 SQ.FT.  
103.72 SQ.M.



Garage  
146 SQ.FT.  
13.54 SQ.M.



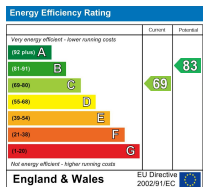
Ground Floor  
Approx. floor area  
(Excl. Garage)  
677 SQ.FT.  
62.96 SQ.M.



First Floor  
Approx. floor area  
(Excl. Garage)  
438 SQ.FT.  
40.76 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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Kent DA3 8JG**

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

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