



29 Lambardes New Ash Green

- Sought After Location
- Double Storey Extended End of Terrace House
- Five Bedrooms
- Two Reception Rooms
- Garden Room/Study
- Utility Room
- West Facing Good Size Rear Garden
- Garage to Rear

Price Guide
£415,000

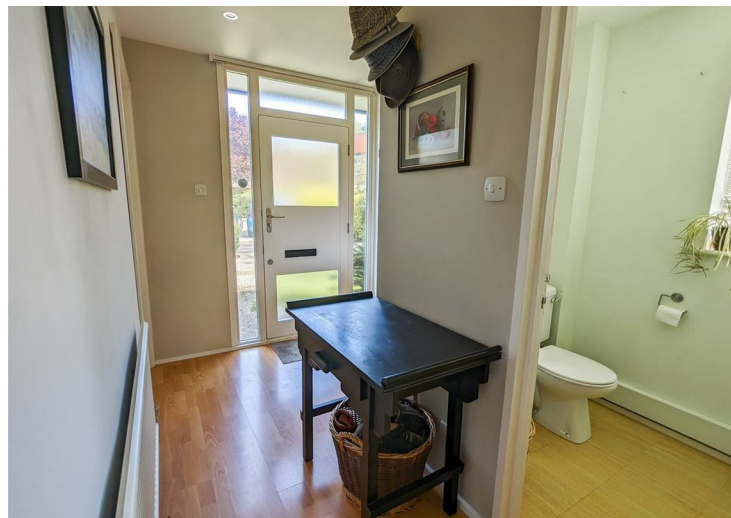




Set amongst the well sought after neighbourhood of Lambardes, a fantastic double storey extended five bedroom end of terrace house built by the renowned architect Eric Lyons (Span Ltd), whose ethos was about creating a home with plenty of natural light within a rural landscaped location and this is exactly that!

A truly rare double storey extended end of terrace house offering fabulous living accommodation, once through the door your greeted by a lovely entrance hall with a downstairs cloakroom, there is a utility room and further garden room, kitchen is to the rear as is the dining area overlooking the rear garden. the lounge is to the front with floor to ceiling double glazed windows, once upstairs there are five bedrooms, bathroom and shower room. The rear garden is west facing and a good size with rear access leading to a single garage in block.

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

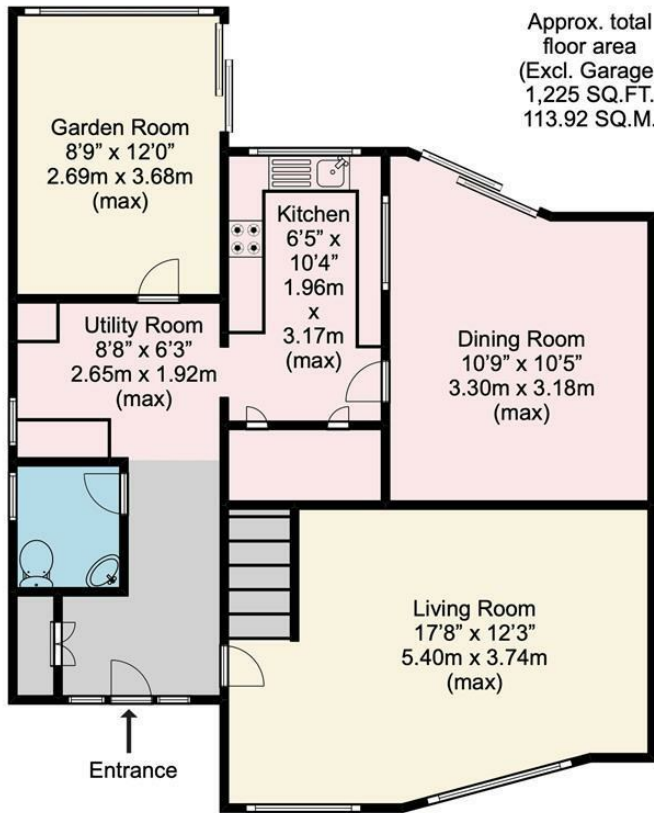
Fixtures and fittings by arrangement other than those mentioned.

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.

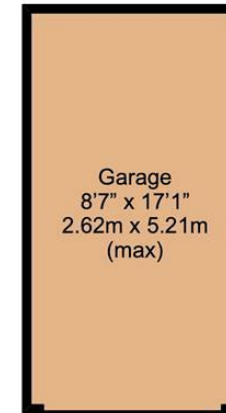
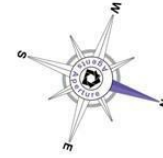
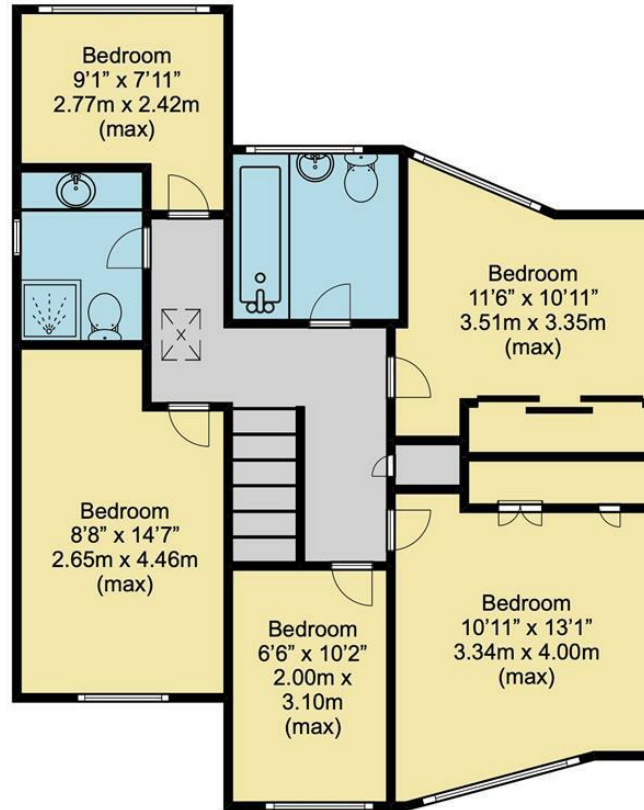








Approx. total
floor area
(Excl. Garage)
1,225 SQ.FT.
113.92 SQ.M.



Garage
147 SQ.FT.
13.65 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
105-149kWh A	75
81-104kWh B	
65-80kWh C	
49-64kWh D	
33-48kWh E	
17-48kWh F	
1-16kWh G	

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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