



## 121 Ayelands New Ash Green

- Delightful Position Overlooking Green Lands
- Two Double Bedrooms
- Living Room
- Kitchen/Diner
- Gas Central Heating
- Double Glazing
- Garage
- No Onward Chain

£279,950





A truly lovely position overlooking one of the many open green lands this terraced two bedroom house. The property has gas central heating, double glazing, rear garden and garage in nearby block. Also benefits from having no onward chain.

A lovely house occupying a very nice position on the very outskirts of the village.

The accommodation includes: entrance porch, living room, fitted kitchen/diner with white appliances to remain two double bedrooms and bathroom.

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: C

Fixtures and fittings by arrangement other than those

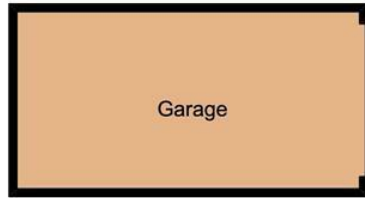




mentioned.

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.

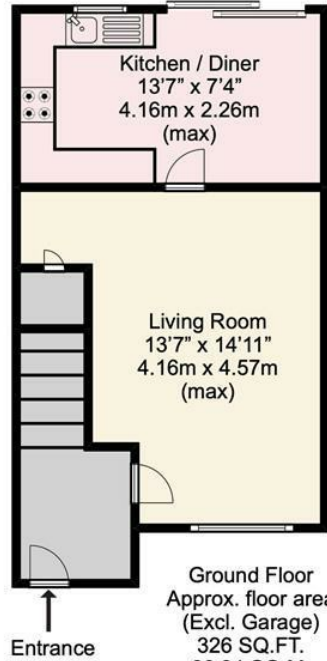




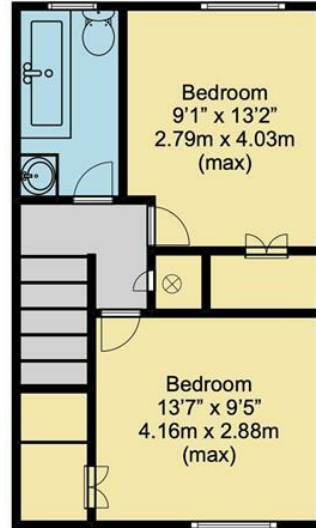
Garage  
140 SQ.FT.  
13 SQ.M.



Approx. total  
floor area  
(Excl. Garage)  
639 SQ.FT.  
59.38 SQ.M.



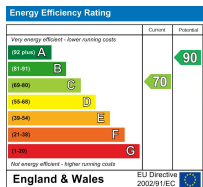
Ground Floor  
Approx. floor area  
(Excl. Garage)  
326 SQ.FT.  
30.31 SQ.M.



First Floor  
Approx. floor area  
313 SQ.FT.  
29.07 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

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

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

**01474 815811 / 871555**

info@hartleyestates.com  
www.hartleyestates.com

