



## 58 Lambardes New Ash Green

- Perfectly Located
- Unique Spacious Link 3/4 Bedroom House
- Large Living Room
- Dining Room Overlooking Rear Garden
- Beautiful Fitted Kitchen
- Family Room
- Utility Room
- Larger Than Average Rear Garden
- Double Garage With Access From Garden
- No Onward Chain

£525,000







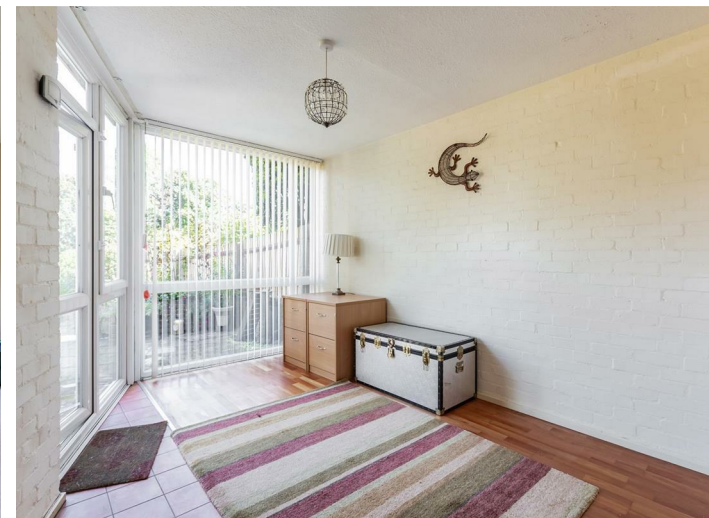
Nestled in the beautiful neighbourhood of Lambardes a unique link three/four bedroom house built by the renowned architect Eric Lyons (Span Ltd). Perfectly located with wonderful living accommodation and a large corner plot rear garden with access to a double garage.

Introducing this stylish and rarely available Span built link house. Step inside and you discover the spacious living accommodation and the most striking feature of these houses are the floor to ceiling double glazed windows to the ground floor.

We start with a fabulous large reception hallway, living room to front with dining room to rear overlooking the excellent well nurtured gardens, the shrubs are underlit in the evening, beautifully fitted modern kitchen, a family room that can be used as a fourth bedroom, a full sized utility room, which includes plumbing for a washing machine, tumble dryer and ample amounts of cupboard space and a downstairs shower room.

Upstairs there is a very spacious landing, three good size bedrooms and a larger than average fitted bathroom.

Outside the beautiful large rear garden offer a fantastic patio and abundance of flowers and shrubs, the shrubs are underlit in the evening, this is wired through to the garage on a timer switch, there is direct







access to the double garage at the end of the garden.

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: E

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.

The current owner has upgraded the gas central heating system and radiators, decorated in keeping with the original property design. The property also benefits from having no onward chain concerns.











### Ground Floor

Approx. 75.7 sq. metres (815.3 sq. feet)



### First Floor

Approx. 51.5 sq. metres (554.0 sq. feet)



Open: Monday-Friday 9am-5.30pm  
Saturday 9am-5pm

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
105-149kWh A			
81-104kWh B			
65-80kWh C			
55-64kWh D			
45-54kWh E			
35-44kWh F			
15-34kWh G			
Not energy efficient - 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.