



111 Knights Croft New Ash Green

- Sought After Location - End of Chain Property
- Extended Three/Four Bedroom End of Terrace House
- Playroom/Study/Fourth Bedroom
- Lounge & Dining Area
- Fitted Kitchen & Utility Room
- Shower Room & Bathroom
- Secluded Rear Garden
- Garage En bloc
- Viewing Highly Recommended

£375,000





A unique extended end of terrace house with three/four bedrooms that occupies a secluded position on the extremely sought after neighbourhood of Knights Croft with its well established landscaping.

Your internal viewing is highly recommended to appreciate what a delightful home our sellers have created. This property is vacant and has no onward chain. The accommodation which has been completely altered from its original specification, now includes: reception hallway open plan to the dining room, fitted kitchen, utility room, downstairs shower room/cloakroom, lounge, playroom/study, three bedrooms and family bathroom. Amongst the other features: gas central heating with radiators, double glazing, wooden spiral staircase and wooden internal doors, secluded garden, garage in nearby block to rear.

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.

The accommodation with approximate measurements and numerous power points comprises:

Reception Hall: 11'7" (3.53m) x 5'9" (1.75m) Double glazed entrance door, double glazed window to front, attractive tiled flooring, high skirtings, wooden open tread spiral staircase.

Downstairs Shower Room/Cloakroom: Double glazed window to front, low level WC, wash hand basin, fully tiled shower cubicle with thermostatically controlled shower, down lighters.

Dining Area: 10'1" (3.07m) x 7'5" (2.26m) Continuation of tiled flooring, double radiator, high wooden skirting.

Fitted Kitchen: 10'8" x 6'5" (1.96m) Single bowl sink unit and drainer unit with mixer tap, range of fitted base cupboards and drawers and wall cupboards, integrated freezer, space for fridge, space for dishwasher, contrasting work top surfaces and built in oven and gas hob with extractor hood above, large breakfast bar, tiled flooring, tiled walls, shelving, open arch to:

Utility Room: 8'1" (2.46m) x 5'4" (1.70m) Double glazed sliding patio doors to rear, tiled flooring, space and plumbing for washing machine, work top surfaces, space for





tumble dryer, wall cupboards, radiator.

Lounge: 18'8" maximum narrowing to 15'8" x 10'9" (3.28m) Double glazed patio doors, feature brick display area with brick chimney breast and display areas, down lighters, radiators.

Playroom/Study: 11'1" (3.38m) x 9'7" (2.97m) Double glazed window to front, radiator.

Landing: Double glazed window to front, built in store cupboard, access to insulated loft housing boiler for central heating/hot water system, down lighters.

Bedroom 1: 11 (3.35m) x 9'6" (2.90m) Double glazed window to rear, double radiator, built in sliding door wardrobes.

Bedroom 2: 12'11" (3.94m) x 8'9" (2.67m) widening to 10'10" (25.65m) Double glazed window to rear, built in wardrobes, radiator.

Bedroom 3: 7'10" (2.39m) x 6' (1.83m) Double glazed window to front, radiator.

Bathroom: 8'5" x 5'9" Double glazed window to front, tiled walls, corner panelled bath with mixer tap and shower attachment, vanity wash hand basin with mixer tap, low level WC, tiled flooring, heated towel rail.

Rear Garden: Secluded garden, decked throughout with shingled areas, shrub borders with mature shrubbery, outside tap, rear gate.

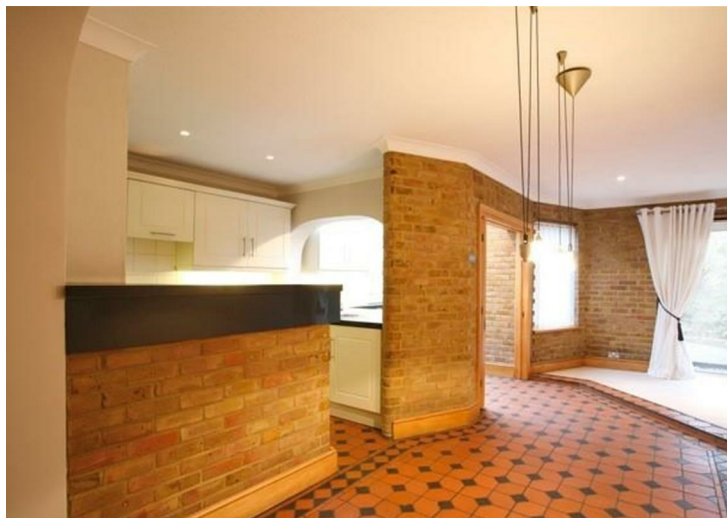
Garage: To rear in nearby lock, up and over door.

Tenure: Freehold

Council Tax Band: D

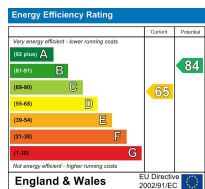
Fixtures and fittings by arrangement other than those mentioned.

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.









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

