



9 Kent Road Longfield

- Excellent Village Location
- Walking Distance of Mainline Railway Station
- Significant Potential to Extend (STPP)
- Detached Three Bedroom House
- Approx 100' x 40' Rear Garden
- Attached Garage
- Great Plot Size
- No Onward Chain

£495,000



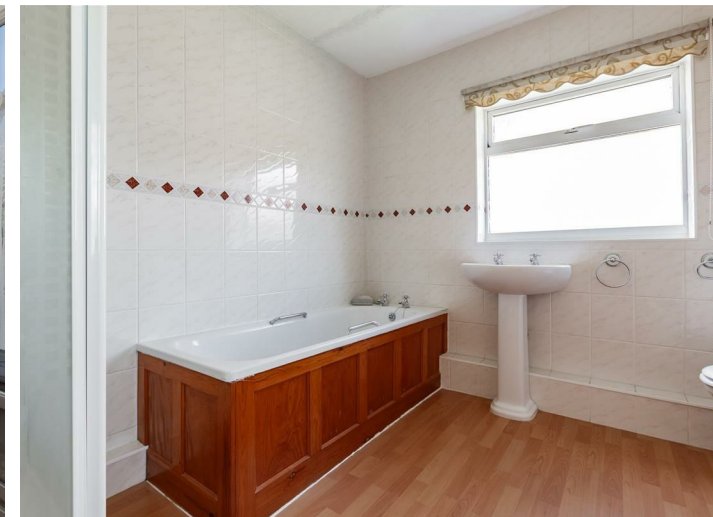


A real rarity! A completely detached three bedroom house with significant potential to extend (stpp). Located on a large generous plot, with amazing sized rear garden and attached garage plus further parking to front. Great location to be within walking distance of Longfield village and railway station.

Located in the lovely village of Longfield and being within easy walking distance of local shops and amenities and Longfield railway station, a detached house which requires updating but offers significant potential to extend (subject to planning permission) which is unusual now for Kent Road.

The property occupies a generous plot and offers the following accommodation: entrance hall, good size lounge/diner, kitchen, conservatory, downstairs bathroom, and three bedrooms upstairs.

The village of Longfield offers a primary school and a secondary school (academy) nursery schools, the village also offers a Waitrose & Co op supermarkets, a pharmacy, a doctor's surgery and a dentist, amongst small, independent retailers and eateries/takeaways. There are bus services to Bluewater & Dartford, plus coach services to Gravesend, Dartford & Wilmington Grammar schools. Longfield station offers a direct service to London Victoria, Ebbsfleet International is a short drive away, which offers a service to Stratford





International and St Pancras International (Kings Cross), Bluewater Shopping Centre is also less than 20 minutes away by car.

Tenure: Freehold

Council Tax Band: D

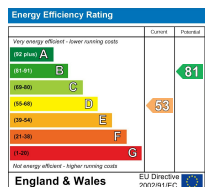
Fixtures and fittings by arrangement other than those mentioned.





Total floor area 106.8 sq.m. (1,150 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Your Move. Powered by www.focalagent.com



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

