



104 Colt Stead

- Excellent Location, Overlooking Green Lands
- Spacious Three Bedroom House
- Large Lounge/Diner
- Fitted Kitchen
- Sun Room
- Gas Central Heating
- Double Glazing
- Rear Garden
- Summer House
- Garage at End of Garden, Driveway

£335,000





A spacious three bedroom terrace house occupying a truly lovely position, overlooking one of the many open green lands. The property offers well presented living accommodation and boasts an extra sun room/dining room to the already spacious lounge/diner.

Another great feature has to be the ample parking with a long driveway leading to a garage at the end of the garden with power and light plus a outdoor summerhouse/office.

We are pleased to be able to offer for sale a lovely well presented mid terrace house located in a fine position and conveniently located for local amenities. The property has a entrance porch that leads into a really spacious lounge/diner with staircase ascending, fitted kitchen, sun room/dining room, downstairs cloakroom, upstairs there are three bedrooms and a bathroom.

Other features include: gas central heating, double glazing, garage at end of garden with long driveway, rear garden, summer house/office.

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.





ENTRANCE PORCH

LOUNGE/DINER

19' x 16'

FITTED KITCHEN

13' x 8'

SUN LOUNGE/DINING ROOM

15' x 9'7"

DOWNSTAIRS CLOAKROOM

LANDING

BEDROOM ONE

13' x 9'9"

BEDROOM TWO

12' x 10'

BEDROOM THREE

9' x 8'

BATHROOM

REAR GARDEN

SUMMER HOUSE

GARAGE

At end of garden with power and light, door from garden, long driveway to front.





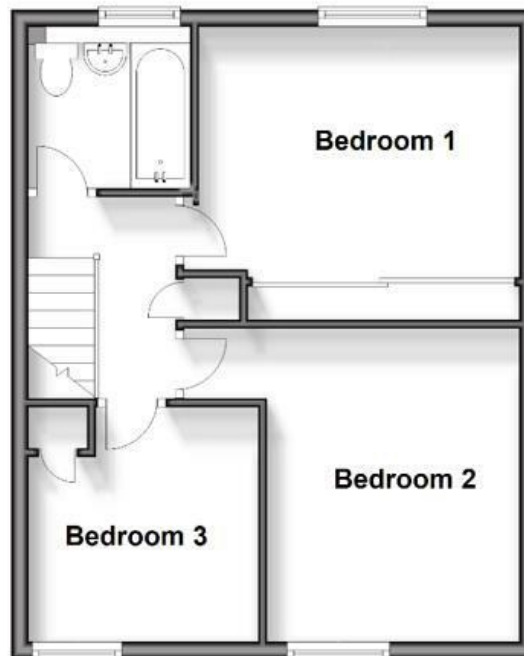
Ground Floor

Approx. 57.1 sq. metres (614.8 sq. feet)



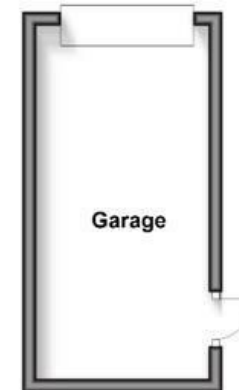
First Floor

Approx. 42.1 sq. metres (453.2 sq. feet)



Outbuilding

Approx. 13.4 sq. metres (144.1 sq. feet)



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**

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Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
92-100 A	90
81-91 B	76
69-80 C	
55-68 D	
39-54 E	
21-38 F	
1-20 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.