



## 134 Ayelands Longfield

- Beautifully Presented End of Terrace House
- Three Bedrooms
- Fantastic Fully Fitted Kitchen
- Open Plan to Living Space
- Downstairs Cloakroom
- Lovely Modern Bathroom
- Gas Central Heating
- Double Glazing
- Garage

£345,000







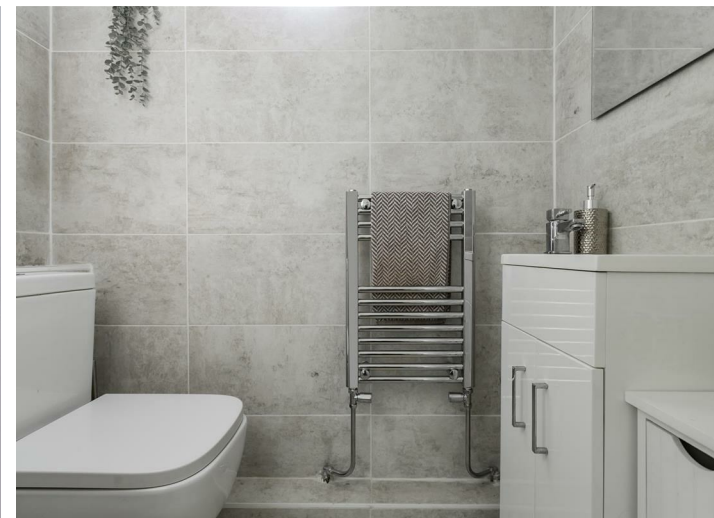
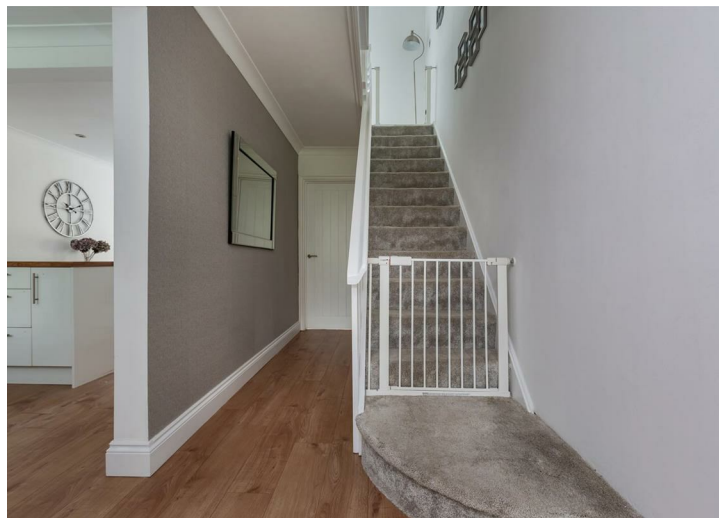
A beautifully presented end of terrace three bedroom house located on the very outskirts of the village, your internal viewing is a must to appreciate this fabulous home.

Magnificent light and bright open plan living space with an incredible fitted kitchen with breakfast bar. A truly lovely decorated home.

We are delighted to offer this fabulous home with chic open plan living, enter into a reception hallway with staircase ascending, lovely flooring to ground floor, there is a downstairs cloakroom, a beautiful designed kitchen with breakfast bar separating you to the truly lovely living accommodation with dining area and lounge are with patio doors overlooking the west facing rear garden, upstairs there are three bedrooms, all nicely decorated, family bathroom.

There is a gas combination boiler feeding radiators throughout, double glazing, garage in nearby block.

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: 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.

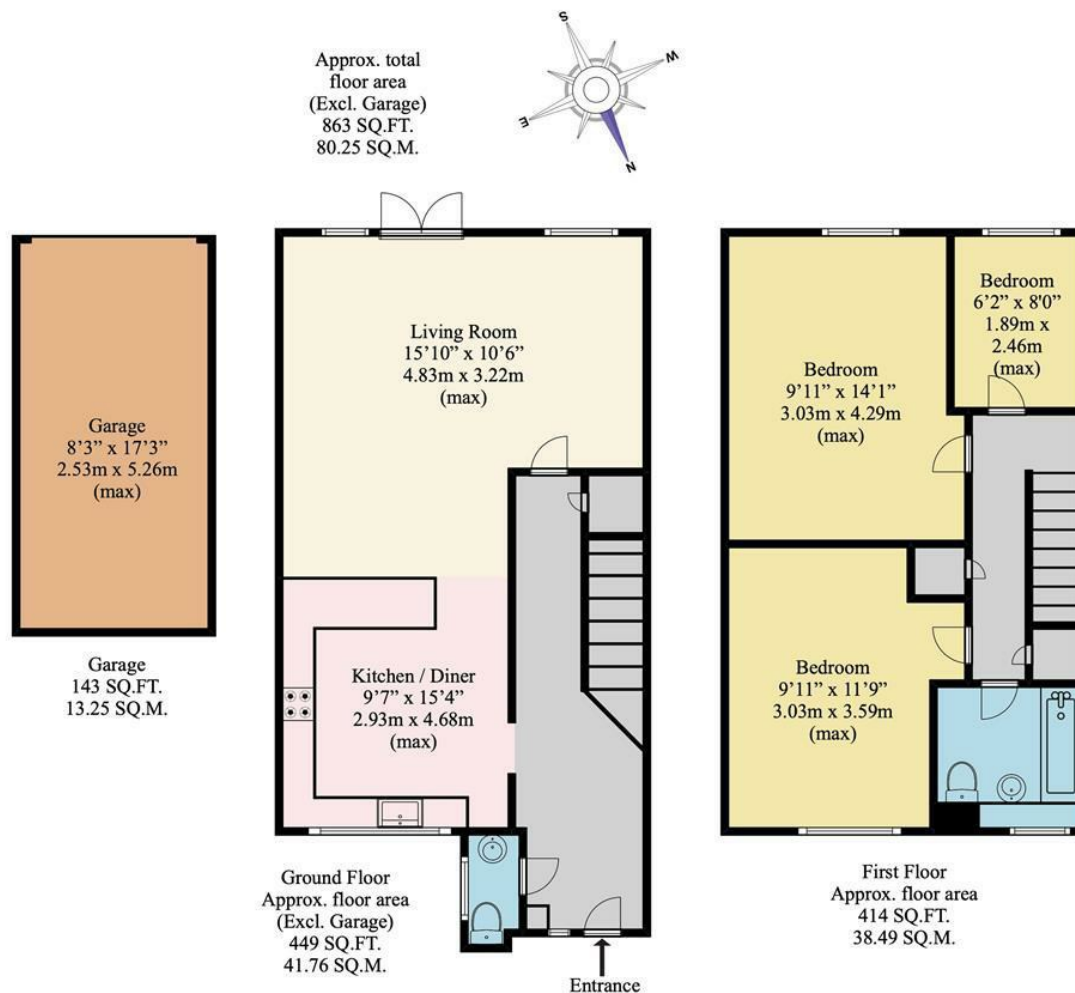












#### Disclaimer

This floorplan is for illustrative purposes only. We do not accept responsibility for any errors or omissions. The depicted appliances have not been tested, and their operability or efficiency is not guaranteed. Measurements are approximate and not to scale and not precise, and may have been taken from the widest area including wardrobes and storage spaces. Garages and outbuildings may not be represented in their actual location in relation to the property. Buyers are advised to take their own measurements and compass reading. Internal measurements and total areas should be verified, as their accuracy is not guaranteed.

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

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Kent DA3 8JG**

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Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
A (92-100)	81
B (81-91)	
C (69-80)	63
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
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.