



## 71 Punch Croft New Ash Green

- End of Terrace House
- Three Bedrooms
- Kitchen/Diner
- Lounge
- Gas Central Heating
- Double Glazing
- Rear Garden
- Garage
- No Onward Chain

**Price Guide**  
**£295,000**







Price Range: £295,000 - £300,000. Located in this highly sought after neighbourhood with its well established landscaping a delightful end of terrace three bedroom house. This is a nice sized property with great potential and is offered with no onward chain.

A lovely secluded position overlooking one of the many open green lands this end of terrace house offers the following accommodation: entrance hall, kitchen/diner to front, lounge to rear with double glazing sliding patio doors overlooking rear garden, three bedrooms and bathroom, there is also a 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.







**Entrance Porch**  
5'4" x 5'6"

**Inner Hall**  
5'6" x 5'6"

**Kitchen/Diner**  
11'2" x 10'4"

**Lounge**  
16'2" x 12'9"

**Landing**

**Bedroom One**  
12'11" x 9'4"

**Bedroom Two**  
9'8" x 8'11"

**Bedroom Three**  
9'8" x 6'2"

**Bathroom**  
6'4" x 6'5"



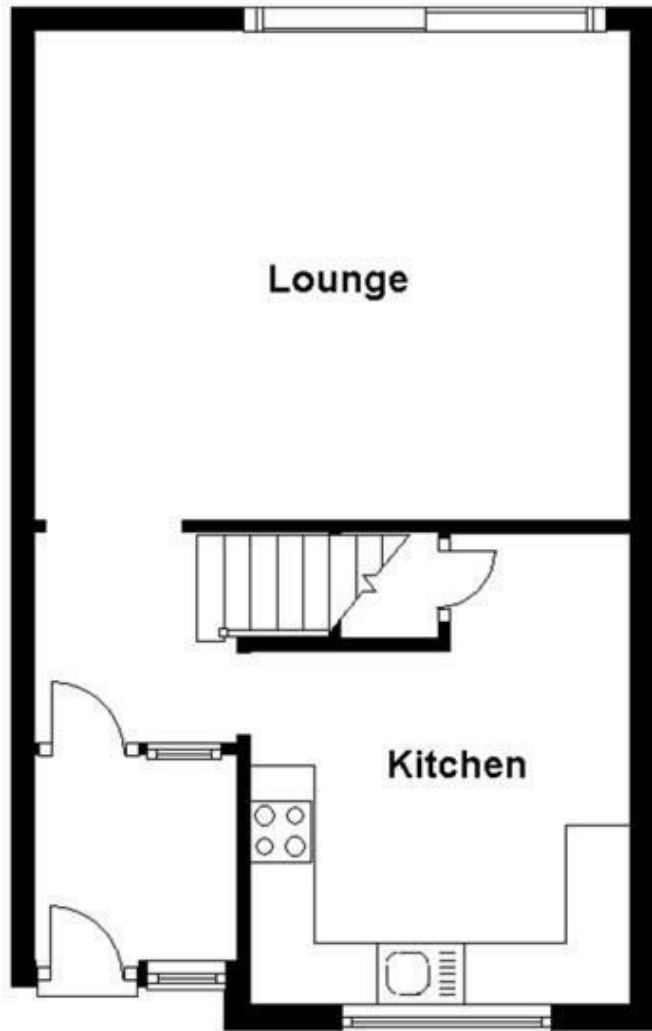






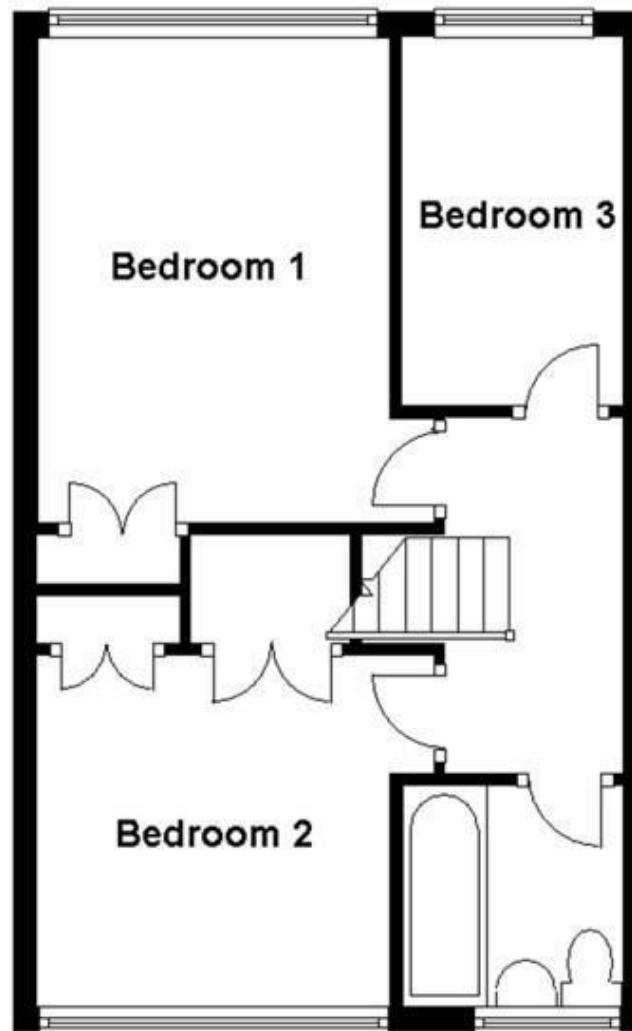
## Ground Floor

Approx. 386.3 sq. feet



## First Floor

Approx. 384.6 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**

**01474 815811 / 871555**

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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
92-100 <b>A</b>		87
81-91 <b>B</b>		
69-80 <b>C</b>	66	
55-68 <b>D</b>		
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
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.