

## 23 Chantry Avenue Hartley

- Sought After Location
- Rarely Available
- Detached Four bedrooms
- Well presented Throughout
- Fully fitted kitchen/utility with integrated appliances
- Light spacious lounge
- Dining room with separate study/playroom
- Double garage with driveway space for 2 cars
- Well established rear garden
- Close proximity to Ofsted rated 'Outstanding' school and local amenities

£700,000







A well presented detached four bedroom house located in this highly sought after road. Excellent family living accommodation, gas central heating, double glazed throughout, secluded rear gardens and good size frontage with double garage,

A truly lovely family house within walking distance of local village amenities and Ofsted outstanding rated Hartley Primary Academy Primary School.

Accommodation includes:- a spacious entrance hall, downstairs cloakroom, fully fitted kitchen with integrated appliances and utility area, light and spacious lounge with french doors to garden. A spacious dining room with a separate study/playroom with patio doors to garden, upstairs opens to a large landing, three double bedrooms with large built in wardrobes, a fourth single bedroom and family bathroom with corner bath and separate walk in shower.

Located in the heart of Hartley and offering well maintained front and rear gardens, the property offers a generous frontage with a driveway for two vehicles.

Hartley Village has local shops at Cherry Trees and The Parade, Church Road, with a Post Office and convenience store in Ash Road. There are two primary schools, a nursery school, library and a dentist, with doctors at Longfield and New Ash Green. There are further shops, supermarkets and a train station, with





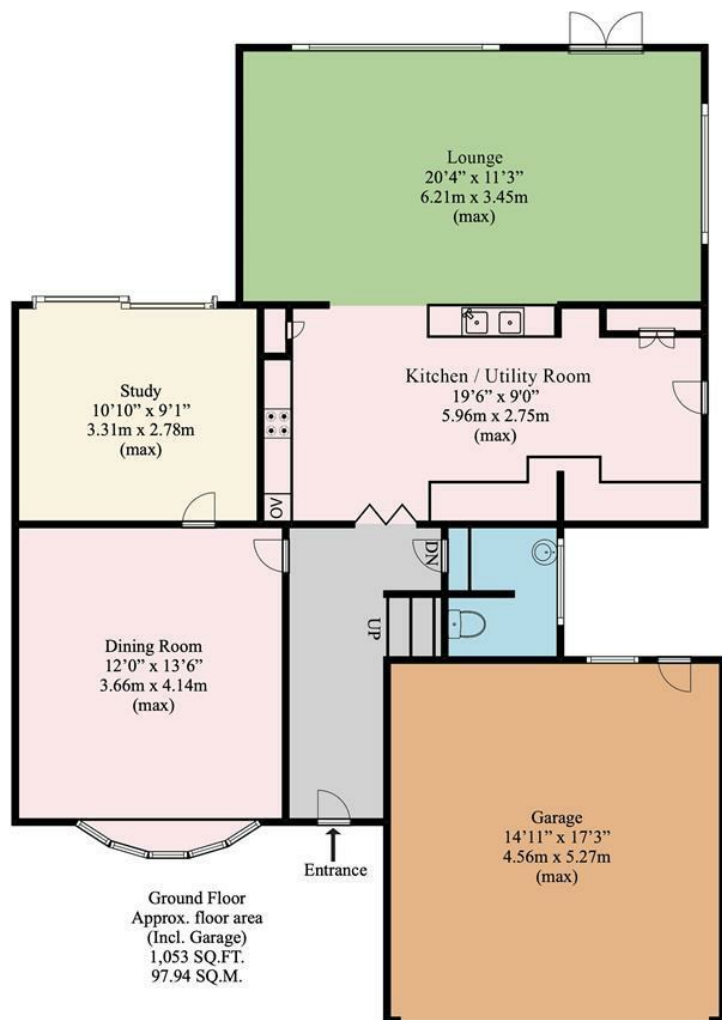


services to London Victoria, in Longfield. Hartley Country Club, set in 10 acres of glorious Kent countryside, offers a unique combination of sporting and social attractions. There are good, local road networks and all are within approximately 5.5 miles; the A2 giving access to the M2, M25 and Dartford River Crossing; and the A20 leading to the M20 and M25. Ebbsfleet International Station, providing fast services to St Pancras and Europe, is also within approximately 5.5 miles. The Bluewater Shopping Centre, with its varied range of shops and recreational facilities, is approximately 5 miles from Hartley Village.

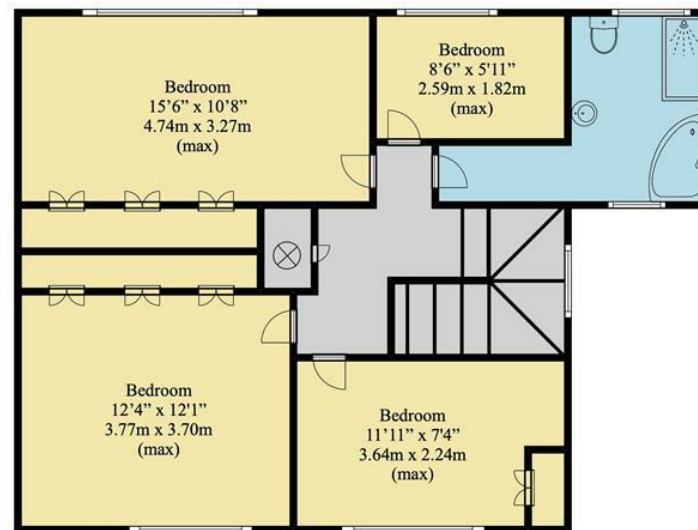
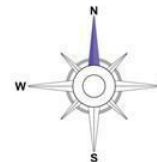
Council Tax Band: F

Fixtures and fittings by arrangement other than those mentioned.





Approx. total  
floor area  
(Incl. Garage)  
1,678 SQ.FT.  
156.05 SQ.M.



**First Floor**  
Approx. floor area  
625 SQ.FT.  
58.11 SQ.M.

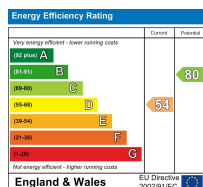
#### Disclaimer

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.

Byers are advised to take their own measurements and compass reading.

Internal measurements and total areas should be verified, as their accuracy is not guaranteed.



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

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