



59 Farm Holt New Ash Green

- Lovely Refurbished End of Terrace House
- Beautifully Fully Fitted Kitchen
- Open Plan Lounge with Media Wall
- Three Bedrooms
- Luxury Fitted Bathroom
- South Facing Rear Garden
- Garage in Nearby Block
- No Onward Chain

£350,000





A truly lovely refurbished end of terrace house, the living accommodation is open plan and includes a beautiful fully fitted kitchen, open plan living room with media wall, three bedrooms and a lovely refitted bathroom. The rear garden is south facing and secluded plus there is a garage in nearby block.

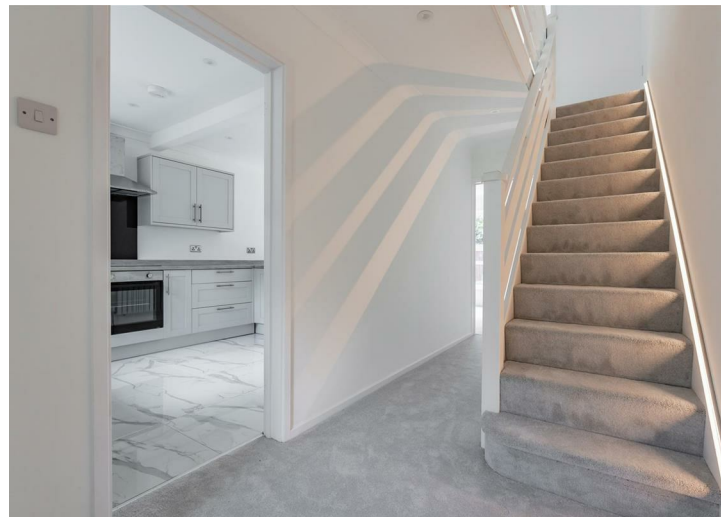
Located in a secluded position, the property has been decorated throughout and accommodation includes: entrance hallway, downstairs cloakroom, fully fitted kitchen open plan to living room with media wall, three bedrooms and a re-fitted bathroom.

The rear garden is south facing and secluded and there is a garage in nearby block.

The property has gas fired central heating with radiators and is double glazed throughout.

This property also benefits from having no onward chain concerns.

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. 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

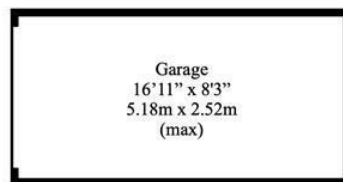
Fixtures and fittings by arrangement other than those mentioned.

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.

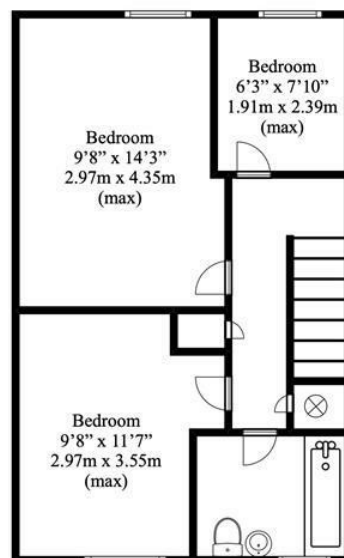
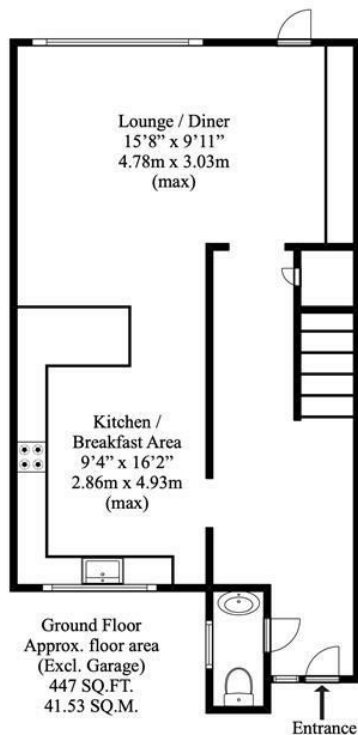




Approx. total
floor area
(Excl. Garage)
857 SQ.FT.
79.64 SQ.M.



Garage
140 SQ.FT.
13.05 SQ.M.



First Floor
Approx. floor area
410 SQ.FT.
38.11 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.

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



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
A (92-100)	85
B (81-91)	
C (69-80)	65
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.