



21 Knights Croft New Ash Green

- Sought After Location
- A Unique Double & Single storey Extended House
- Four Good Size Bedrooms
- Open Plan Light & Airy Living Accommodation
- Gas Central Heating
- Double Glazing Throughout
- Bi-Folding Double Glazed Doors
- Modern Fitted Kitchen
- Rear Gardens
- Garage

Price Guide
£455,000





Price Range: £455,000 - £470,000

Your internal viewing is recommended to appreciate this spacious staggered terrace four bedroom house, built by the renowned architect Eric Lyons (Span Ltd). The property has a double storey and single storey extension which has created a fabulous open plan living space with bi-folding glass doors, perfect for welcoming the outside in on warmer days.

With the unique features such as white painted exposed brick work being from the Span building era and the open planning design it puts you in mind of a trendy London warehouse in a rural setting.

There is still a lot of potential with this property, a real unique home.

There is gas fired central heating with radiators, double glazing and bi folds, a garage in court to the rear of property.

With plenty of light and airy space to stretch out, the accommodation includes: entrance porch with built in cloak cupboards, a downstairs cloakroom, a impressive open plan living room with bi-folding glass doors overlooking the rear gardens, dining room with bi-folding glass doors to rear and features a log burner for the cooler times, fully equipped modern fitted kitchen, upstairs the main bedroom is a great size and boasts a walk in hanging/storage space, find quietude in bedroom two with a unique mezzanine floor, bedroom three is currently divided into two bedrooms but this could be opened up or kept divided





as a dressing room/study area, and not forgetting bedroom four plus a family bathroom.

Outside there is a good size rear garden with plenty of social space for gatherings, the garage is located to the rear in garage 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: D

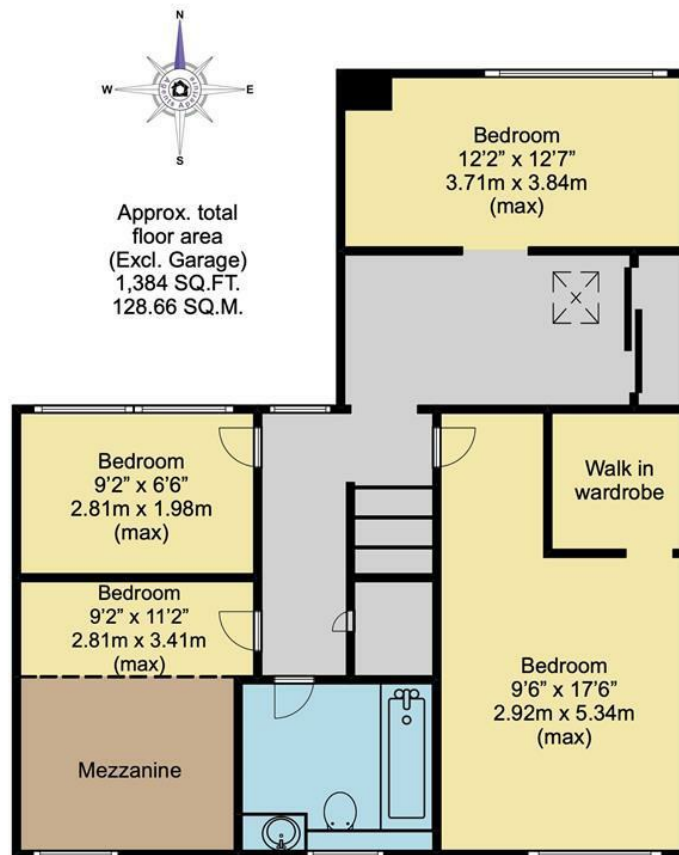
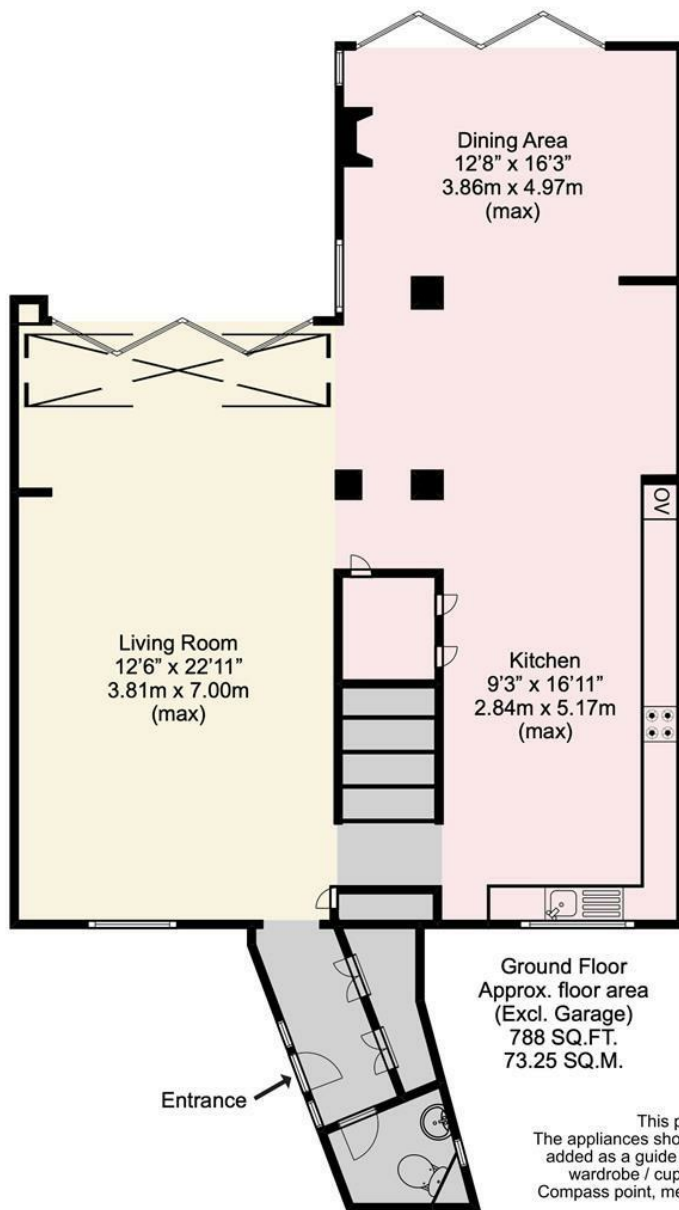
Fixtures and fittings by arrangement other than those mentioned.

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.

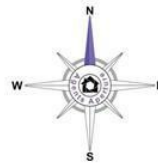








Garage
147 SQ.FT.
13.70 SQ.M.



Approx. total
floor area
(Excl. Garage)
1,384 SQ.FT.
128.66 SQ.M.

Disclaimer
This plan is for illustrative purposes only and no responsibility is taken for any error, omission or misstatement. The appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements have been added as a guide to prospective buyers only, are not precise, not to scale, may have been taken from the widest area and may include wardrobe / cupboard space. Garages and outbuildings may not be represented in their actual location in relation to the property. Compass point, measurements and total areas should be considered inaccurate and checked as no guarantee is given to their accuracy. Buyers are strongly advised to take their own measurements and compass bearing.



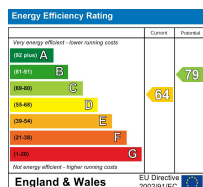
Open: Monday-Friday 9am-5.30pm
Saturday 9am-5pm

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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.