



56 Fairlight Cross New Barn

- Sought After Location
- Spacious Detached Four Bedroom Family House
- Lounge/Diner
- Kitchen
- Gas Central Heating
- Double Glazing Throughout
- Detached Double Garage
- Ample Driveway for Several Vehicles
- Rear Garden with Sunny Aspect
- End of Chain

**Offers Over
£625,000**





A beautifully light and airy detached four bedroom detached family house, located in a much sought after location. Perfect home for a growing family with spacious living accommodation, plenty of off road parking/driveway with detached double garage. The property features gas central heating and double glazing throughout, lovely rear gardens with sunny aspect.

The accommodation includes a great entrance porch, lovely entrance hall with woodblock flooring and attractive floor to ceiling double glazed window to side offering a huge amount of natural light, downstairs cloakroom, inviting L shaped lounge/diner with two sets of double glazed patio doors to rear garden, kitchen with double glazed windows to rear and door to side, four bedrooms, shower room with double shower. The property boasts a driveway leading to detached double garage. This property also benefits from having no onward chain.

New Barn is ideally situated within easy reach of Longfield shopping centre offering co-op and Waitrose supermarkets and variety of other shops, doctors and dentist's surgeries and main line railway station to London Victoria. The A2/M2 motorways provide links to both Gatwick and Heathrow Airports, London, Bluewater shopping centre and the Channel ports. Within ten minutes drive is Ebbsfleet International Station providing a 20 minute link to London St Pancras.

Tenure: Freehold

Council Tax Band: F

Entrance Porch

6'11" x 3'5"

Double glazed entrance door and double glazed full length window to front.

Entrance Hall

13'6" x 9'5"

Glazed entrance door, woodblock flooring, radiator, built in store cupboard.

Downstairs Cloakroom

4'6" x 4'1"

Opaque double glazed window to front, tiled walls, low level WC, pedestal wash hand basin.

Lounge/Diner

23' x 16'10"

L shaped, Double glazed window to front, double glazed sliding patio doors to rear, radiators, serving hatch to kitchen.





Kitchen

11'11" x 9'3"

Double glazed window to rear, tiled walls, double glazed door to side, radiator, wall cupboards, work top surfaces with base cupboards, plumbing for washing machine, space for cooker.

Half Landing

Double glazed window to front.

Landing

Access to loft, built in cupboard housing hot water cylinder.

Bedroom

14'4" x 9'5"

Double glazed window to rear and side, built in cupboard housing boiler for central heating/hot water system, radiator.

Bedroom

13'6" x 9'10"

Double glazed window to rear, built in range of wardrobes, radiator.

Bedroom

13'3" x 9'3"

Double glazed window to rear, radiator.

Shower Room

7'2" x 7'11"

Double glazed window to front, tiled walls, double walk in shower with glass screens, bidet, wash hand basin, low level WC, radiator.

Bedroom

10'5" x 6'10"

Double glazed window to front, radiator.

Rear Garden

Sunny aspect, mainly laid to lawn, flower and shrub borders, outside water tap, access to:-

Detached Double Garage

18'3" x 17'

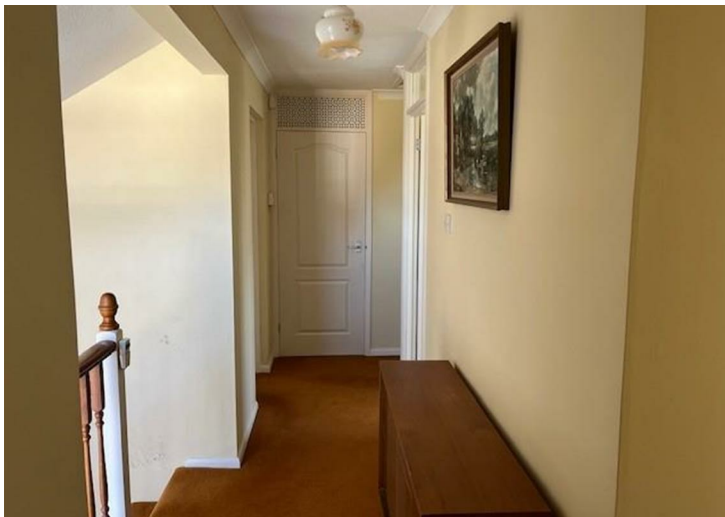
Electric up and over door, power and light.

Driveway

Long mono block driveway leading to double garage to side.

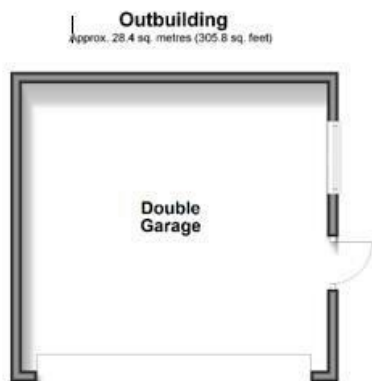
Front Garden

Laid to lawn, further driveway.









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

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Kent DA3 8JG**

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Meopham, Kent DA13 0JL**

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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
102+ kWh A		82
91-101 B		
80-90 C		
69-80 D		
58-68 E		
47-57 F		
35-47 G		
Below 35 G		
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.