



## 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
- No Onward Chain

**£600,000**





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 garden 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'

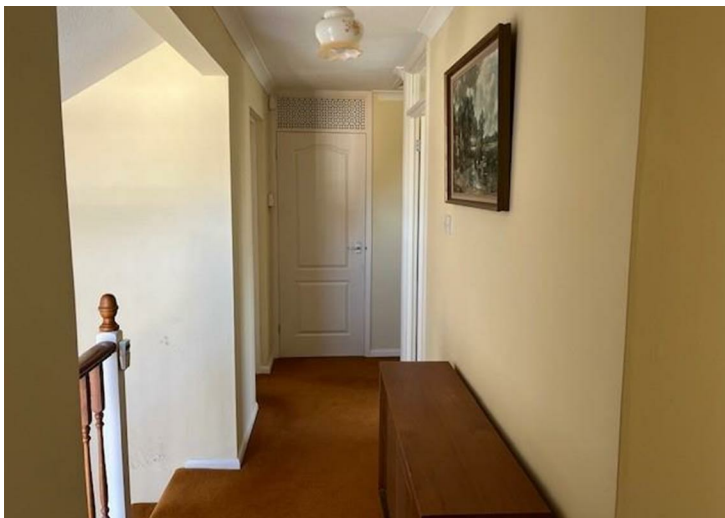
Electric up and over door, power and light.

#### **Driveway**

Long mono block driveway leading to double garage to side.

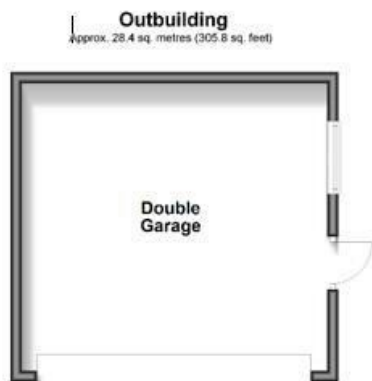
#### **Front Garden**

Laid to lawn, further driveway.









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

**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       |
| 102+ kWh A                                  | 82                      |
| 91-101 B                                    |                         |
| 80-90 C                                     |                         |
| 69-80 D                                     | 57                      |
| 58-68 E                                     |                         |
| 47-57 F                                     |                         |
| 36-46 G                                     |                         |
| 15-35                                       |                         |
| 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.