



## 2 Selbourne Close Longfield

- Rarely Available
- Semi Detached Bungalow
- Two Bedroom
- South facing rear garden
- Garage
- Gas Central Heating
- Recently constructed conservatory with full width bi-fold doors
- Double Glazed Windows Throughout
- Driveway For Several Cars

**Price Guide**  
**£400,000**







**PRICE RANGE: £400,000 - £420,000**

A delightful two bedroom semi detached bungalow located in the quiet tranquil location of Selbourne Close. This rarely available property offers potential buyers a low maintenance south facing garden, an excellent sized garage accessible from the garden and off road parking for several vehicles. Inside the property benefits from gas central heating double glazing throughout and well proportioned living space. The recent addition of a glass roof conservatory with full width bi-fold doors gives a light and airy additional space.

Upon entering the bungalow prospective buyers are met with a good sized hallway space leading to the left into the cosy well equipped modern lounge & full fitted kitchen space perfect for entertaining. To the right the hallway leads to a good sized master bedroom and second bedroom plus family bathroom. The rear of the property opens to a bright recently added conservatory which leads out to a well maintained low maintenance garden. To the side of the property there is a good sized garage and spacious driveway.

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



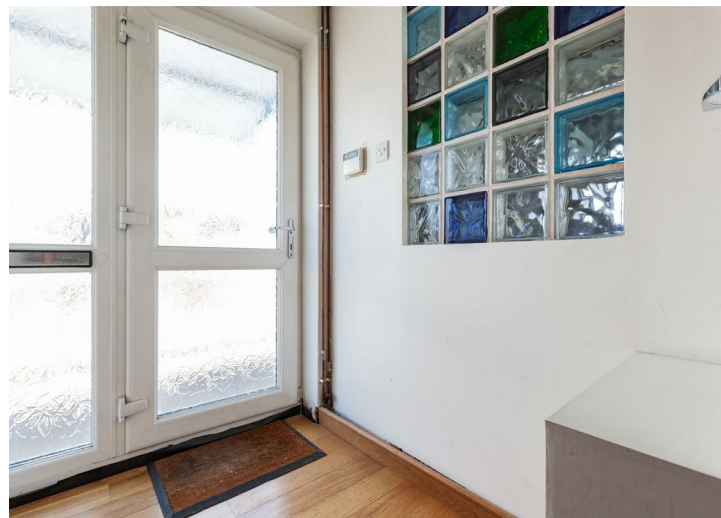




provide links to both Gatwick and Heathrow Airports, London, Bluewater shopping centre and the Channel ports. Within ten minutes drive is Ebbsfleet International Station providing a 20 minute link to London St Pancras.

Tenure: Freehold

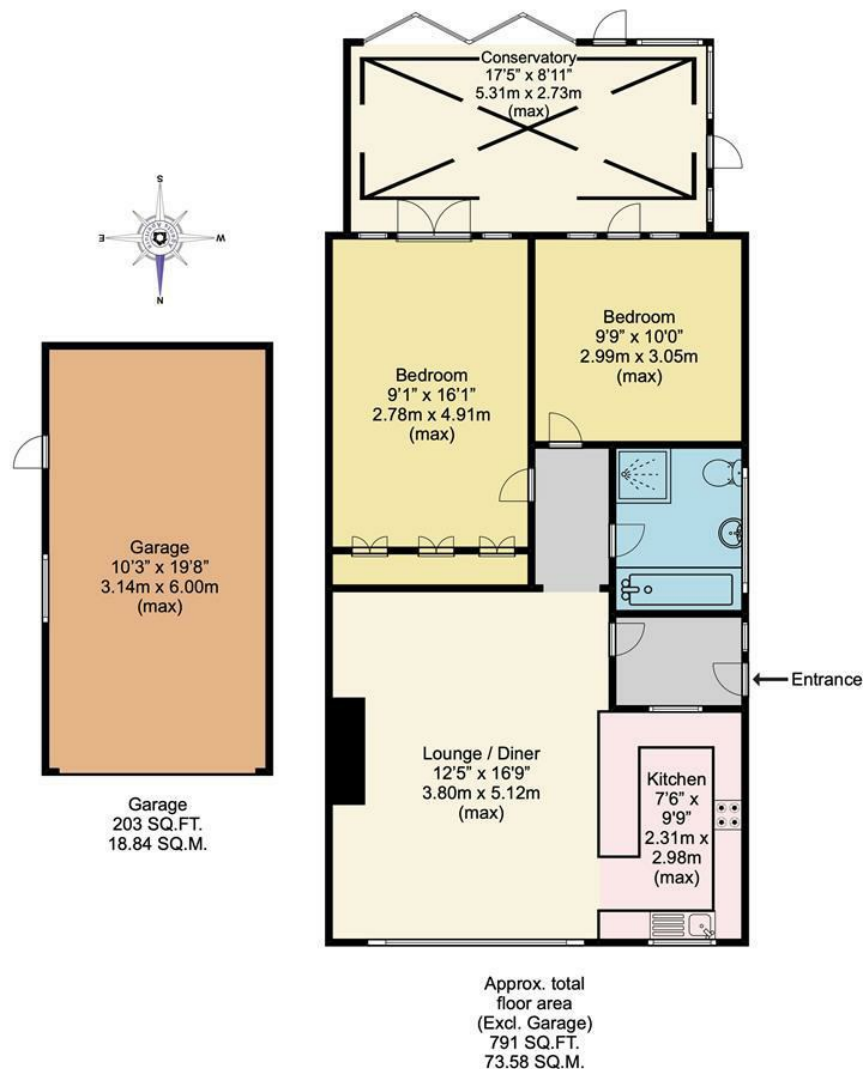
Council Tax Band: D





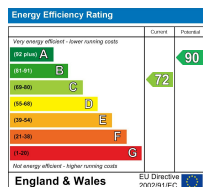






#### Disclaimer

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.



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

**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

