



## 7 The Gables New Barn

- Sought After Location
- Link Detached Bungalow
- Three Bedrooms
- Good Size Lounge/Diner
- Gas Central Heating
- Double Glazing Throughout
- Secluded Rear Garden
- Attached Garage & Driveway
- No Onward Chain

**Price Guide**  
**£525,000**





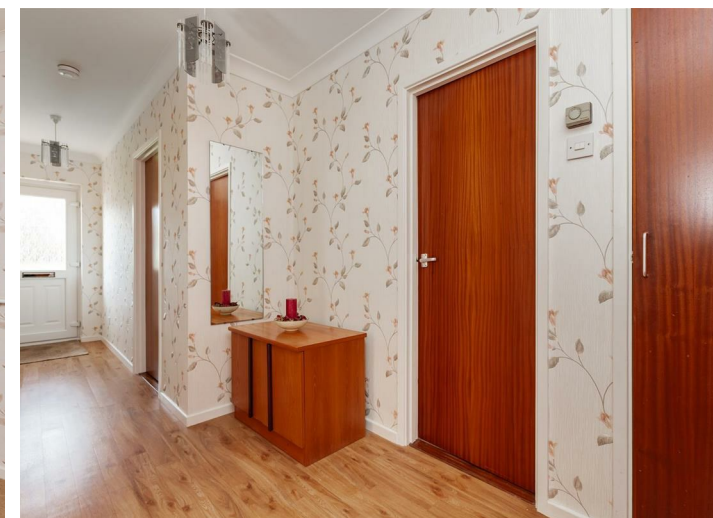
Price guide- £525,000- £545,000 -Rarely available delightful link detached three bedroom bungalow, located in a sought after cul-de-sac in New Barn. The property features gas central heating, double glazing throughout, attached garage with roller garage door, secluded rear garden and good size front garden.

This lovely bungalow would make a delightful home located in a sought after and very quiet cul-de-sac.

Enter via a spacious hallway, there is a good size lounge/diner overlooking the secluded rear garden, fitted kitchen, three bedrooms (one currently used as a dining room) and a large bathroom.

Outside there is a secluded well nurtured rear garden and front garden, attached garage with roller door and 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: F

Fixtures and fittings by arrangement other than those mentioned.





#### 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.



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential |
| 105-120 <b>A</b>                            |         | 80        |
| 81-104 <b>B</b>                             |         |           |
| 65-80 <b>C</b>                              |         |           |
| 49-64 <b>D</b>                              | 58      |           |
| 33-48 <b>E</b>                              |         |           |
| 17-32 <b>F</b>                              |         |           |
| 1-16 <b>G</b>                               |         |           |
| 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.

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

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