



## 86 Bazes Shaw New Ash Green

- End of Terrace Maisonette
- Two Double Bedrooms
- Spacious Open Plan Living Accommodation
- Secluded Balcony Overlooking Woodlands
- Ensuite Shower Room to Bedroom
- Bathroom
- Recently Fitted Solar Panels
- Larger Than Average Integral Garage & Driveway
- Viewing Highly Recommended

**Leasehold  
£268,000**







We are pleased to be able to offer for sale this end of terrace two bedroom maisonette with views over woodlands and with the added bonus of having a driveway and integral garage.

Set over two floors, this spacious property provides ample accommodation which includes an open plan kitchen to lounge/diner with the added bonus of a large sunny aspect balcony. On the second floor are two double bedrooms, one with ensuite, and a bathroom.

Parking is never an issue with having a larger an average integral garage and own driveway.

The property also benefits from having recently installed solar panels.

Tenure: Leasehold

Council Tax Band: B

We understand from the seller that this property is leasehold with approximately 89 years remaining and subject to ground rent and service charges, should you proceed with the purchase of the property your solicitor must verify these details.





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.

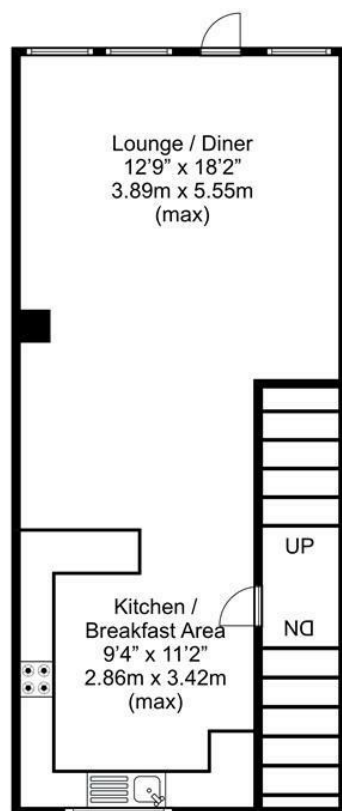
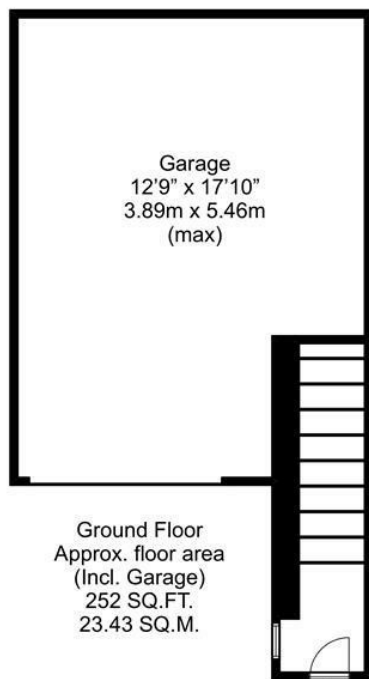
Fixtures and fittings by arrangement other than those mentioned.

In accordance with the Estate Agency Act 1979 please note that the seller of this property is related to an employee of Hartley Estates.

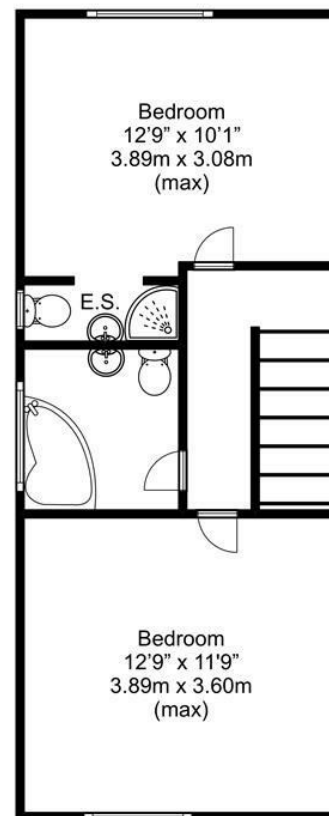




Approx. total  
floor area  
(Incl. Garage)  
879 SQ.FT.  
81.75 SQ.M.



First Floor  
Approx. floor area  
375 SQ.FT.  
34.89 SQ.M.

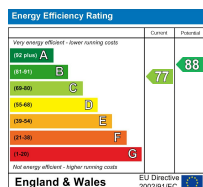


Second Floor  
Approx. floor area  
252 SQ.FT.  
23.43 SQ.M.

Entrance

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

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