



61 Olivers Mill New Ash Green

- Detached Family Home
- Four Bedrooms
- Sought After Neighbourhood
- Modern Decor & Open Plan Living
- Recently Refurbished Kitchen & Bathroom
- Gas Central Heating with Recently Renewed Combi Boiler
- Recently Re-Landscaped Garden
- Converted Garage Space
- Solar Array to Roof
- Electric Car Charger

**Offers Over
£495,000**





An exquisite example of a rarely available four bedroom detached home, in the sought after neighbourhood of Olivers Mill. Showcasing modern decor and light open plan living. The property also offers a solar panel array to the roof and an electric car charging point.

Internally the property opens to a spacious hallway with downstairs cloakroom with the possibility of adding a walk in shower.

Leading from the hallway is a light modern recently fitted kitchen with stone worktops, handleless units and integrated appliances, beyond the breakfast bar we find the open plan living dining space, with ample room for entertaining. Through the double French doors from the living room is an immaculate recently landscaped south facing garden, with modern patio tiles and Astro turf.

Access to the garage is via double French doors, the garage has been tastefully partially converted to offer an additional space currently used as an office/gym/movie room. The remaining space behind the partition offers good sized storage space.

Re-entering the property and heading upstairs the property opens into an elegant hallway with gallery landing and large window accentuating the sense of space. Leading off the hallway are four good sized tastefully decorated bedrooms with some incorporating built in wardrobe storage (see floorplan). The family bathroom has recently been refurbished again showcasing a modern clean design.





This property has gas central heating with a recently renewed combi boiler and double glazing throughout.

New Ash Green benefits from local facilities which include local shops, doctor and dental surgeries, health clinic, primary school and nurseries, access to grammar and secondary schools, public library. Bus services to main line railway station at Longfield offering services to London as well as a commuter coach service to London. There are road links from this area giving access to A2/M2, A20/M20, M25 and Dartford Tunnel. The major features are the close proximity to Bluewater Shopping Complex and Ebbsfleet International Station with high speed link to Paris and St Pancras International Station.

Tenure: Freehold

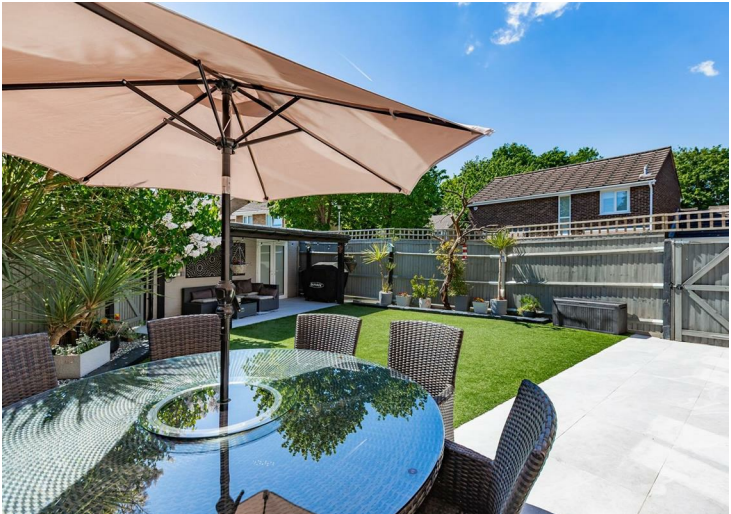
Council Tax Band: E

Fixtures and fittings by arrangement other than those mentioned.

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.

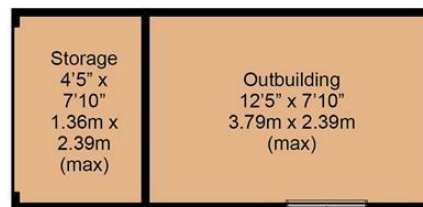




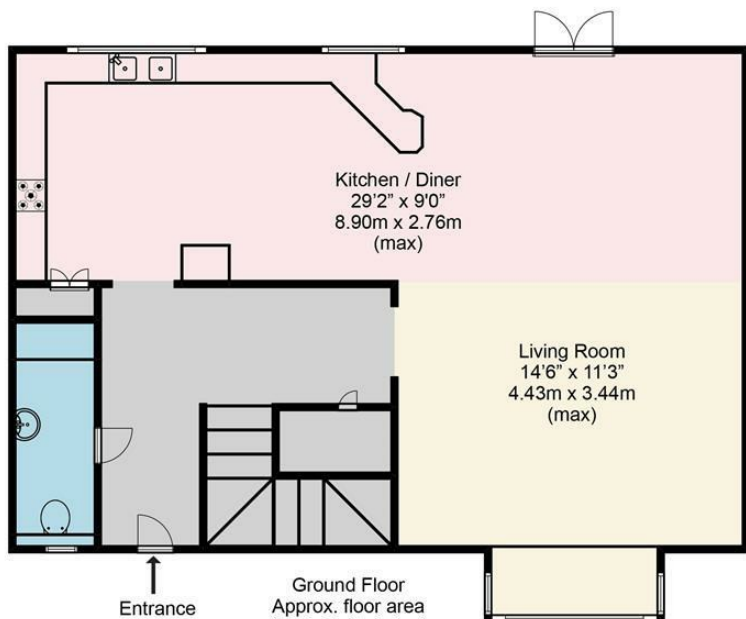




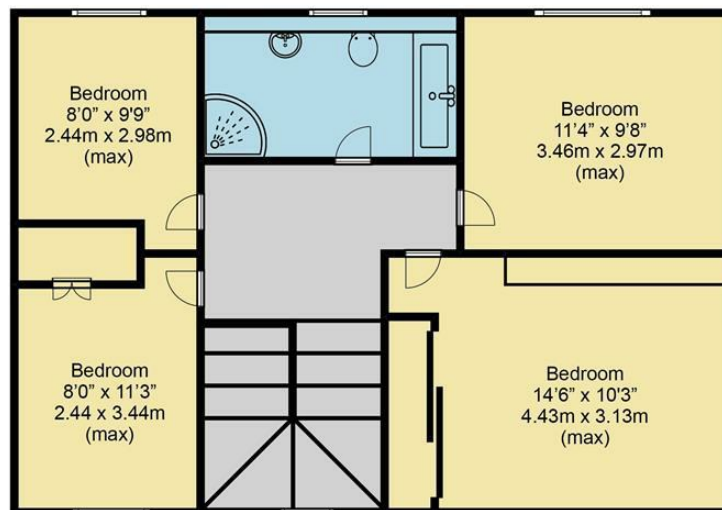
Approx. total
floor area
(Excl. Garage)
1,189 SQ.FT.
110.52 SQ.M.



Outbuilding
132 SQ.FT.
12.30 SQ.M.



Ground Floor
Approx. floor area
(Excl. Outbuilding)
594 SQ.FT.
55.26 SQ.M.



First Floor
Approx. floor area
594 SQ.FT.
55.26 SQ.M.

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	
Current	Potential
94	97
Very energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
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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