



## 13 Millfield New Ash Green

- End of Terrace Three Bedroom House
- Fitted Kitchen/Diner
- Lounge
- Gas Central Heating
- Double Glazing Throughout
- South Facing Rear Garden
- Garage to Rear

**Price Guide**  
**£325,000**







PRICE RANGE: £325,000 - £335,000. A lovely end of terrace three bedroom house, this light and airy house boasts gas central heating with recently fitted boiler, double glazing throughout, a south facing rear garden with garage to the rear.

Enter into the hallway with a downstairs cloakroom, fitted kitchen/diner, lounge to rear with sunny aspect, upstairs there are three bedrooms and a family bathroom. The rear garden is south facing with patio and artificial grass with gate leading to garage. This property also benefits from having no onward chain.

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: C

Fixtures and fittings by arrangement other than those mentioned.

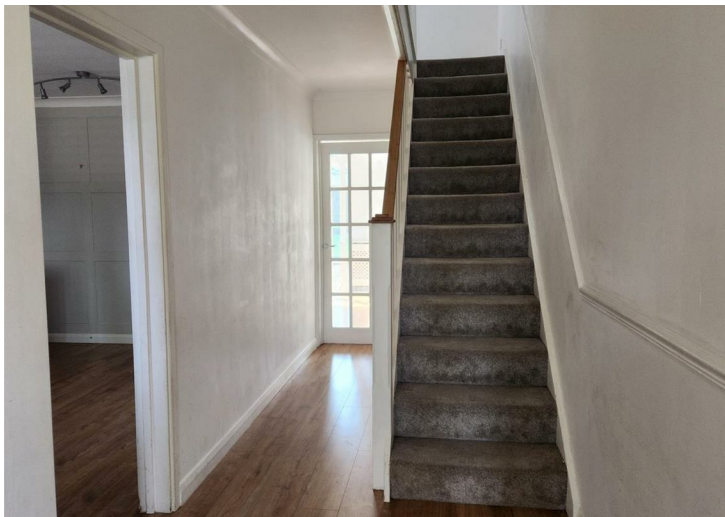
Residents Society Fees and Village Association Fees apply to properties in New Ash Green, please ask for further information or contact New Ash Green Village Association directly for figures.

#### **Entrance Hallway**

Double glazed entrance door, double radiator with ornate cover, laminate flooring, understairs storage area.

#### **Downstairs Cloakroom**

Double glazed window to side, low level WC, inset wash hand basin with base unit under.







### **Fitted Kitchen/Diner**

14'8" x 9'5"

Double glazed window to front, sink unit with mixer tap, base units, space and plumbing for washing machine and dish washer, work top surfaces, built in gas hob with extractor fan, built in oven, wall cupboards, larder cupboard, space for fridge/freezer, radiator, tiled walls.

### **Lounge**

15'9" x 10'9"

Double glazed french doors to rear, double radiators with ornate covers, double glazed window to rear.

### **Landing**

Access to insulated loft with ladder and light, boarding and housing boiler for central heating/hot water system, built in storage and linen cupboards.

### **Bedroom**

13'8" x 9'3"

Double glazed window to rear, radiator with ornate cover.

### **Bedroom**

12'4" x 9'3"

Double glazed window to rear, double radiator.

### **Bedroom**

8'3" x 6'5"

Double glazed window to rear, radiator.

### **Bathroom**

Double glazed window to front, tiled walls, panelled bath with mixer tap and shower, shower and shower screen, low level WC, pedestal wash hand basin.

### **Rear Garden**

South facing, patio area, artificial grass, fenced boundary, rear gate.

### **Garage**

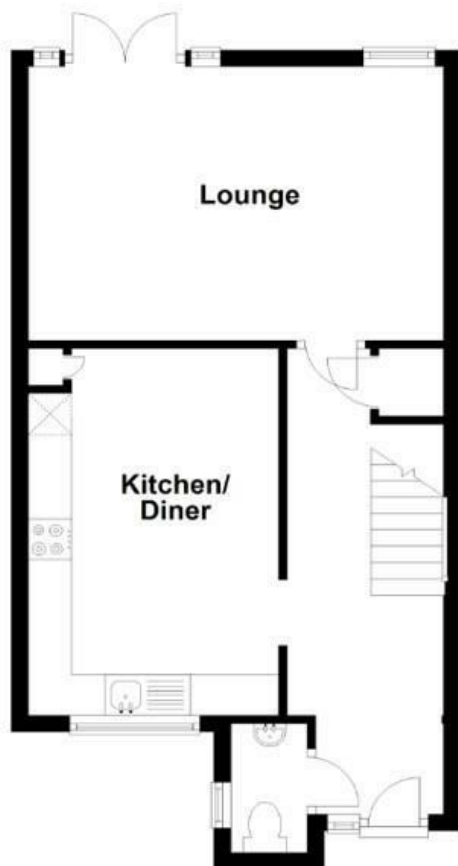
In block to rear.





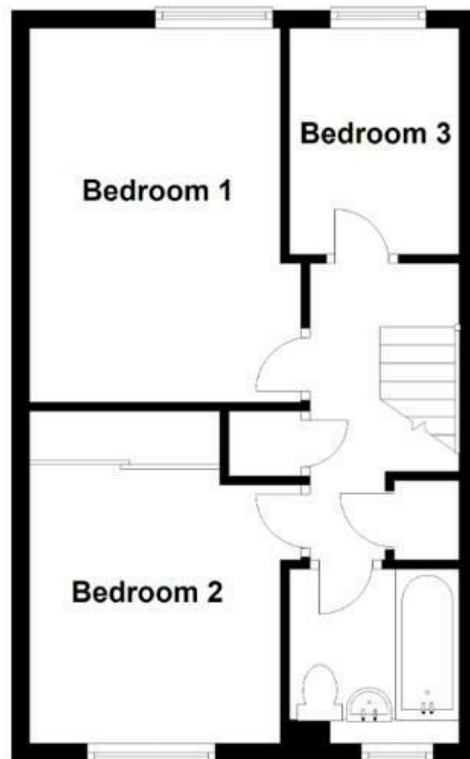
## Ground Floor

Approx. 41.7 sq. metres (449.0 sq. feet)



## First Floor

Approx. 37.9 sq. metres (407.9 sq. feet)



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

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Kent DA3 8JG**

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Meopham, Kent DA13 0JL**

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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
92-100 <b>A</b>		88
81-91 <b>B</b>		
69-80 <b>C</b>		71
55-68 <b>D</b>		
49-54 <b>E</b>		
41-48 <b>F</b>		
35-39 <b>G</b>		
Below 35 <b>G</b>		
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.