



## 76 Seven Acres New Ash Green

- Sought After Cul-De-Sac Location
- Attractive Detached Four Bedroom House
- Two Reception Rooms
- Fitted Kitchen
- Gas Central Heating
- Double Glazing Throughout
- Fully Boarded Loft Space
- Gravel Driveway for Several Cars
- Secluded West Facing Rear Garden
- No Onward Chain

**Offers Over  
£500,000**







Nestled in a lovely cul-de-sac position on the very edge of the village and perfectly placed for local amenities, this attractive detached four bedroom house offers excellent family living accommodation. With its part tile hung and brick exterior the property has fabulous kerb appeal.

The property also boasts a secluded pretty west facing rear garden and attached garage with driveway for several cars.

Other features include: Gas central heating, double glazing throughout, original good quality parquet flooring in hallway and the original wrought iron staircase, also another unique feature of this home a loft space that is completely boarded with sky lights offering incredible storage space.

This property also benefits from having no onward chain.

For those looking for an attractive traditional looking home, this property is for you. Enter into a lovely reception hallway, the fitted galley kitchen is to the front, to the rear west facing aspect is the dining room, the spacious living room has windows front and rear, there is also a downstairs cloakroom.

Upstairs four good size bedrooms and a family bathroom. There is a ladder into the fully boarded loft space from the third bedroom with sky lights (incredible storage/hobby space).







Outside there are well nurtured lawns and flower borders and shrubs, fantastic gravel driveway for several cars leading to the attached garage.

Tenure: Freehold

Council Tax Band: E

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.

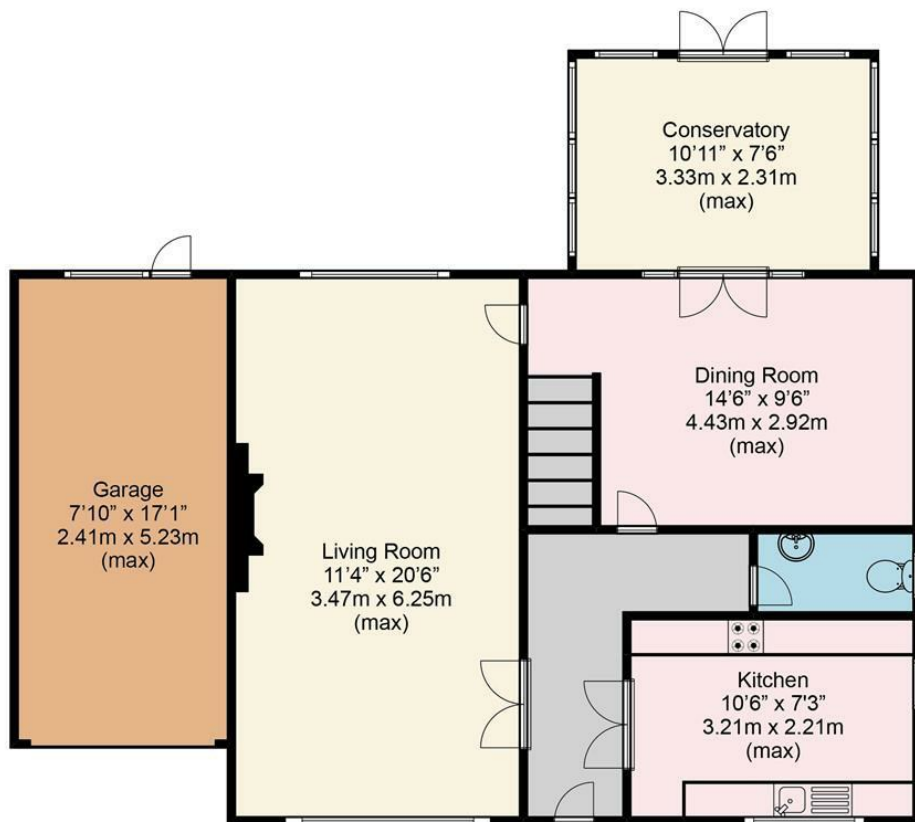






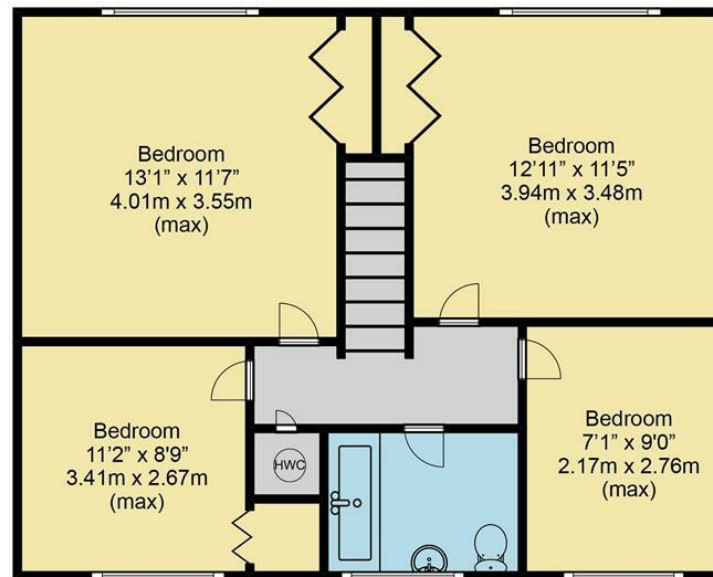






Ground Floor  
Approx. floor area  
(Incl. Garage)  
759 SQ.FT.  
70.60 SQ.M.

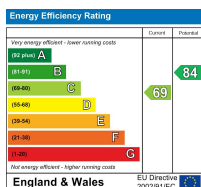
Approx. total  
floor area  
(Excl. Garage)  
1,300 SQ.FT.  
120.91 SQ.M.



First Floor  
Approx. floor area  
541 SQ.FT.  
50.31 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.



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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