



7 Caling Croft New Ash Green

- Mid Terraced Two Bedroom Property
- Recently Refurbished Kitchen
- Good Sized Garden
- Garage on Nearby Block
- Family Bathroom
- Double Glazing Throughout
- Gas Central Heating
- Viewing Highly Recommended

£290,000





Beautifully presented two bedroom home in New Ash Green. Located in the ever popular and family friendly Caling Croft, this charming house is perfect for first time buyers, young families or those looking to downsize.

The property boasts a recently fitted modern kitchen, complimented by tasteful décor throughout, creating a warm and welcoming interior.

Both bedrooms are generously sized, offering ample space for relaxation or home working, upstairs you will also find a good sized family bathroom.

Outside, is a good sized garden, ideal for entertaining or enjoying the peaceful surroundings. A garage in a nearby block provides convenient additional storage or parking. Set in a semi rural, well connected village with green spaces and amenities close by, this home offers the perfect blend of countryside charm and modern living.





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.

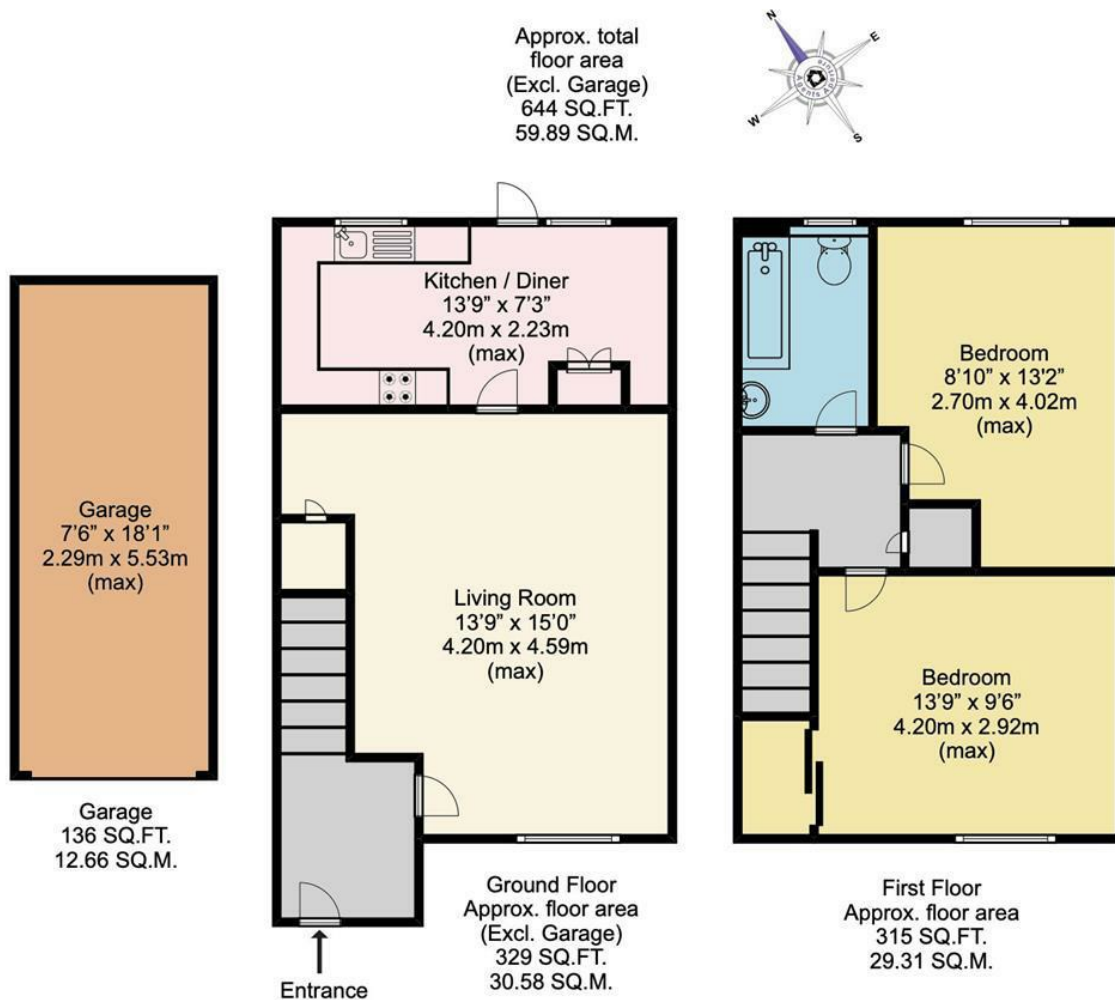
Tenure: Freehold

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.





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
A (92-100)	73 78
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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