



3 Merton Avenue Hartley

- Beautifully Presented Extended Semi Detached House
- Four Delightful Bedrooms
- Ensuite to Main Bedroom
- Two Reception Rooms
- Stunning & Spacious Farm House Kitchen/Diner
- Conservatory
- Detached Garage
- Driveway for Several Cars
- Rear Garden
- Walking Distance of Train Station

Price Guide
£630,000





PRICE RANGE: £630,000-£650,000 As beautiful as it gets, an amazing well presented extended semi detached four bedroom family house.

This stunning home has a stylish interior with fabulous living space including a stunning large dreamy farm house style kitchen/diner, fabulous conservatory with recently added upvc cladded ceiling thus creating another reception room.

Amongst other features: gas central heating, double glazing, ensuite to the master bedroom plus a family bathroom. There is plenty of parking with large driveway and a detached garage to the side of the property.

Perfectly located being within walking distance of Longfield railway station and village.

This stunning home begins with a large driveway with plenty of parking to the front, step inside to a lovely reception hallway plus a downstairs cloakroom, charming living room to the front with two windows both with white plantation blinds and a cosy wood burner, walk into your dream kitchen/diner with exposed beams and exposed brick wall with plentiful prep space for culinary artists with built in appliances. The conservatory is to the rear with recently upvc cladded ceiling creating another room for entertaining or relaxing.

Upstairs continues with its beautiful decorations and includes four delightful bedrooms, the main bedroom has a ensuite and white plantation shutters and off the landing is a stylish family bathroom.



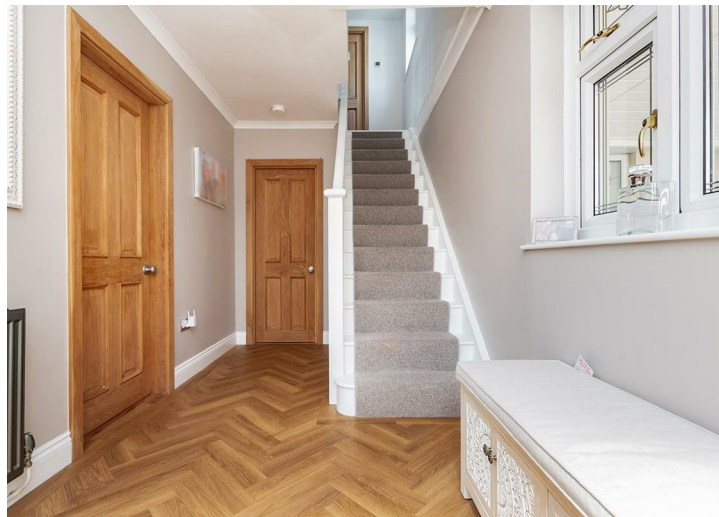


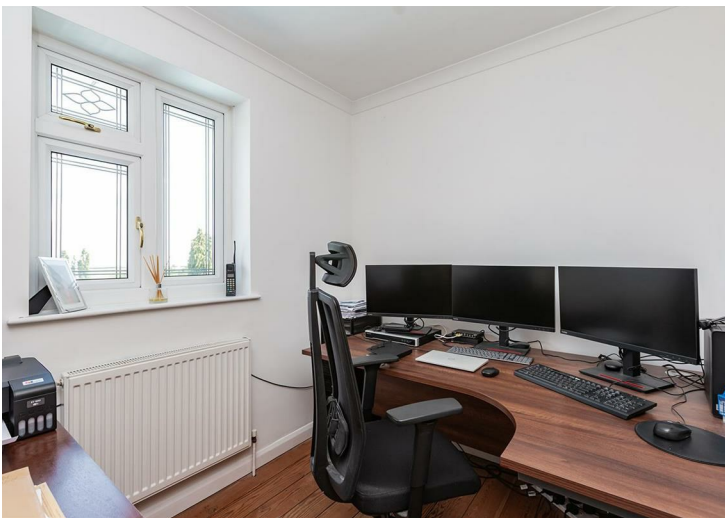
The outside space includes a delightful secluded rear garden laid to patio with flower and shrub borders.

Within walking distance of Longfield railway station which offers a service to Victoria London and Longfield village centre with local shops including Waitrose, village butchers, Co-Op store plus Costa Coffee and several eateries and restaurant/take aways. Hartley Village has local shops at Cherry Trees and The Parade, Church Road, with a Post Office and convenience store in Ash Road. There are two primary schools, a nursery school, library and a dentist, with doctors at Longfield and New Ash Green. Hartley Country Club, set in 10 acres of glorious Kent countryside, offers a unique combination of sporting and social attractions. There are good, local road networks and all are within approximately 5.5 miles; the A2 giving access to the M2, M25 and Dartford River Crossing; and the A20 leading to the M20 and M25. Ebbsfleet International Station, providing fast services to St Pancras and Europe, is also within approximately 5.5 miles. The Bluewater Shopping Centre, with its varied range of shops and recreational facilities, is approximately 5 miles from Hartley Village.

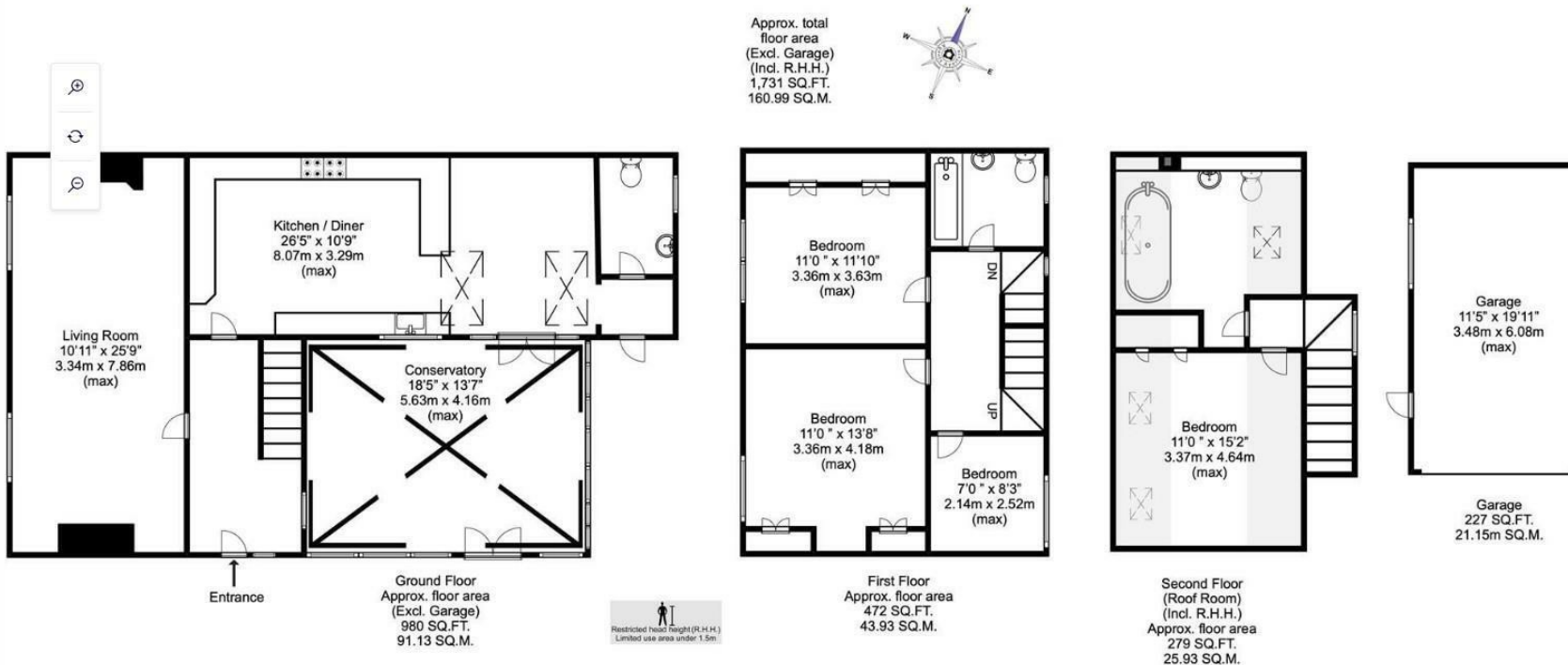
Council Tax Band: E

Fixtures and fittings by arrangement other than those mentioned.

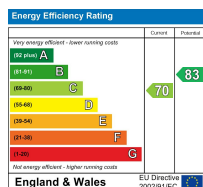








Disclaimer
This plan is for illustrative purposes only and no responsibility is taken for any error, omission or misstatement. The appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements have been added as a guide to prospective buyers only, 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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