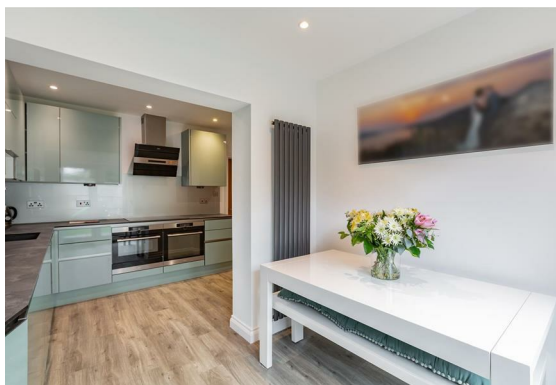




29 Colt Stead New Ash Green

- Beautifully Presented Four Bedroom House
- Double Storey Extension
- Stunning Fully Fitted Kitchen/Diner
- Large Lounge
- Gas Central Heating
- Double Glazing
- Upstairs Bathroom & Large Downstairs Shower Room
- Secluded Rear Garden
- Garage to Rear

Price Guide
£400,000





PRICE RANGE: £400,000 - £405,000. This beautifully decorated and well presented double storey extended four bedroom home offers fantastic family accommodation. The property boasts a stunning fully fitted kitchen/diner, gas central heating, double glazing throughout, solid wood internal doors and balustrade as well as family bathroom upstairs there is a large modern downstairs shower room. Also the property has a garage located to rear. Perfectly positioned within walking distance of local amenities.

Plenty of space to relax! enter via a entrance porch that leads into a large living room, then you have the delight of the stunning fully fitted kitchen/diner with french doors overlooking rear garden, there is a large downstairs shower room. Upstairs there are four bedrooms and a family bathroom.

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: D

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 Porch

Double glazed entrance door.

Lounge

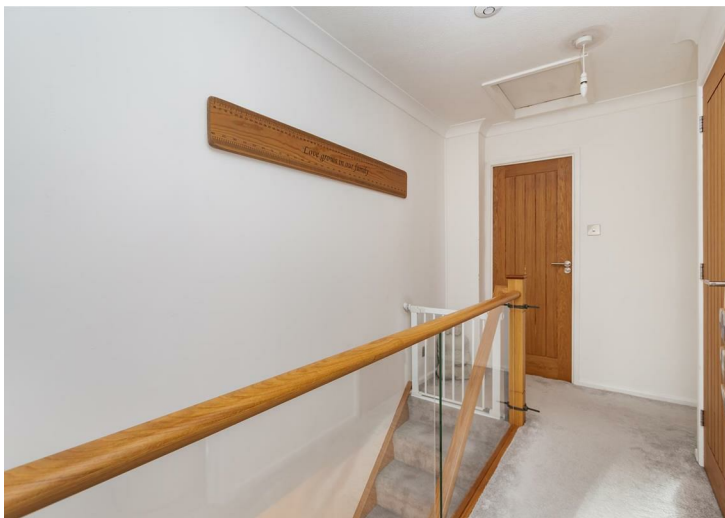
18' 4" x 15' 10"

Double glazed window to front, staircase ascending, wood flooring.

Fully Fitted Kitchen

12' 9" x 8' 3"

Beautifully fitted with high gloss units including base units and wall cupboards, contrasting work top surfaces, sink basin with pull out mixer tap, integrated appliances, integrated double oven, integrated hob with extractor hood above, high gloss units continue into dining room.





Dining Room

8' 10" x 8'

Double glazed French doors to rear, laminate flooring, radiator.

Shower Room

8' 3" x 5' 10"

Opaque double glazed window to rear, fully tiled walls, large shower cubicle with wall shower and shower screen, wash hand basin, low level WC.

Landing

Access to insulated loft with ladder and housing combination boiler for central heating/hot water system, built in store cupboard.

Bedroom

14' 1" x 10'

Double glazed window to front, double radiator.

Bedroom

15' 2" x 8' 3"

Two double glazed windows to rear, radiator.

Bedroom

11' 10" x 6' 1"

Velux sky light, double radiator.

Bedroom

8' x 6' 3"

Double glazed window to front, radiator.

Bathroom

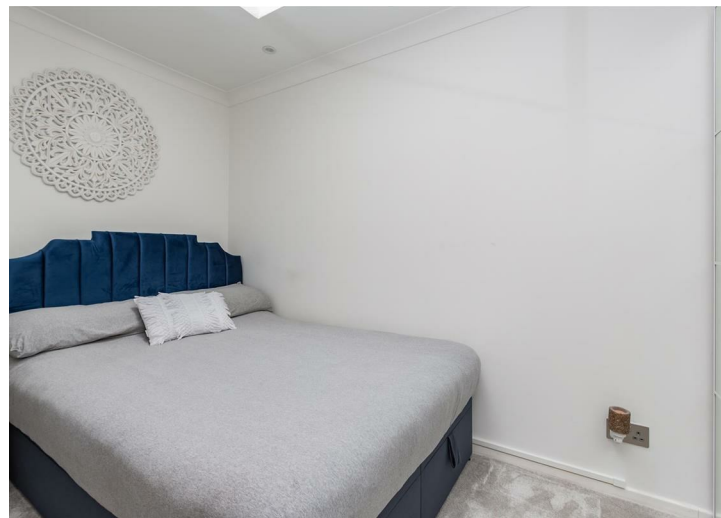
Fully tiled, panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low level WC, tiled ledge with inset mirror, heated towel rail.

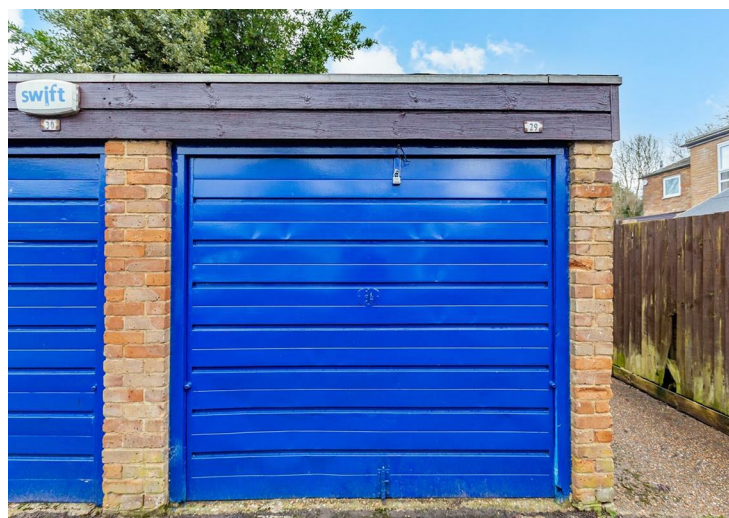
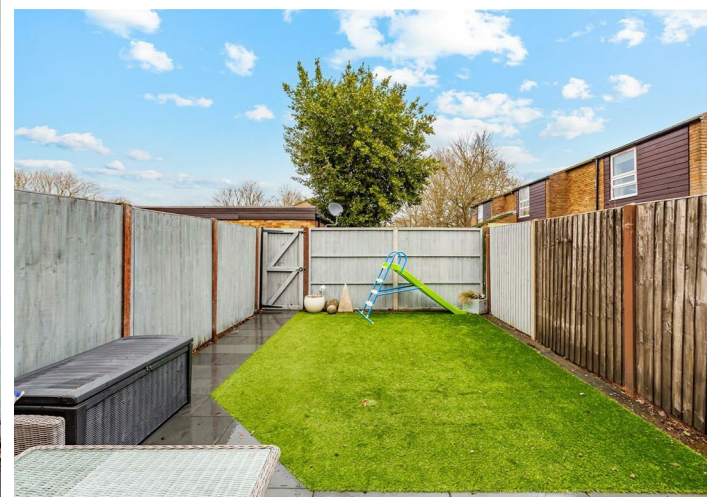
Rear Garden

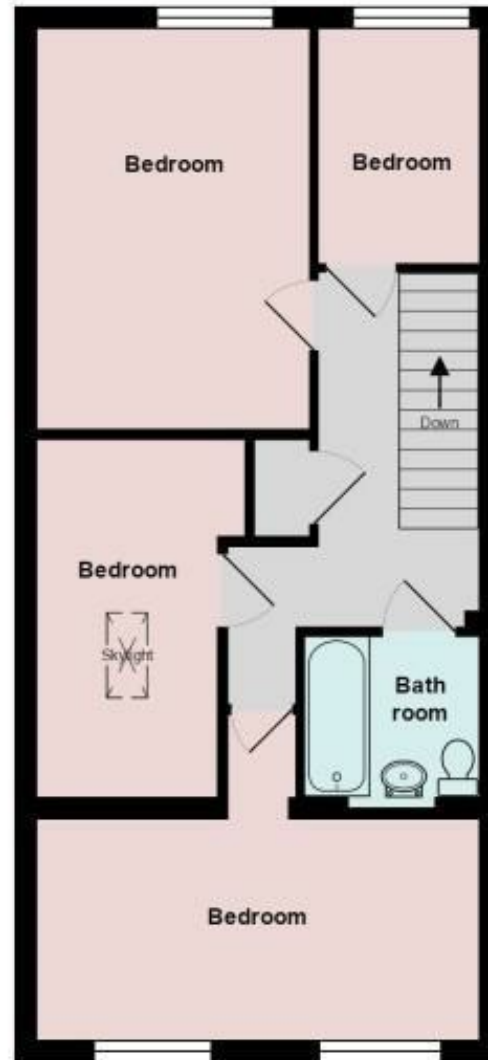
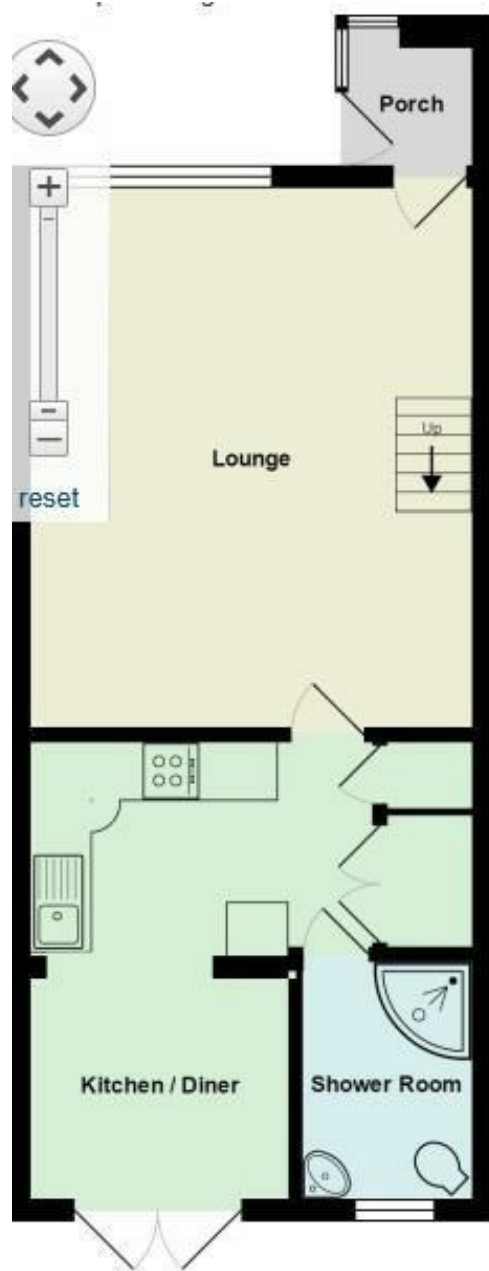
Lovely large patio tiles, laid to lawn, fenced boundary, rear gate.

Garage

At end of garden in nearby block, up and over door.







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

**4 The Row, New Ash Green
Kent DA3 8JG**

**1 The Parade, Wrotham Road
Meopham, Kent DA13 0JL**

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| Energy Efficiency Rating | | |
|---|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential |
| 92-100 A | | 86 |
| 81-91 B | | |
| 69-80 C | 71 | |
| 55-68 D | | |
| 43-54 E | | |
| 31-42 F | | |
| 13-29 G | | |
| 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.