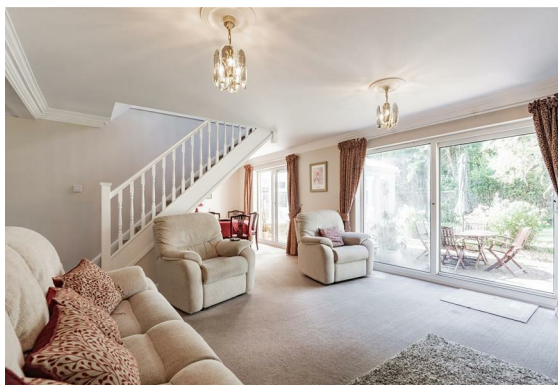




## 31 Spring Cross New Ash Green

- Extended Link Detached Property
- Four Good Sized Double Bedrooms
- Spacious & Light Filled Living Accommodation
- Separate Study & Family Room
- Double Garage with Electric Door
- Double Glazing Throughout
- Gas Central Heating Throughout

£535,000







Rarely available and situated in a desirable and quiet location, this beautifully extended four double bedroom property offers generous and versatile living space, ideal for growing families or those seeking room to work from home.

The ground floor boasts a light filled and spacious layout, featuring a large living room perfect for entertaining, a separate family room, a dedicated study space for home working, and a bright conservatory that overlooks the garden. The thoughtfully designed layout flows seamlessly, providing defined areas for relaxation, productivity, and family life.

Upstairs, you will find four well proportioned double bedrooms, offering plenty of space for family members or guests, as well as a family bathroom.

Outside, the south facing rear garden enjoys all day sun and offers a private, tranquil retreat with patio space for outdoor dining and entertaining. To the side, the property benefits from a double garage with electric door.

A rare opportunity to acquire a flexible and spacious family home in a well connected village setting, just a short drive to local amenities, schools, and transport links.







Tenure: Freehold

Council Tax Band: E

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.



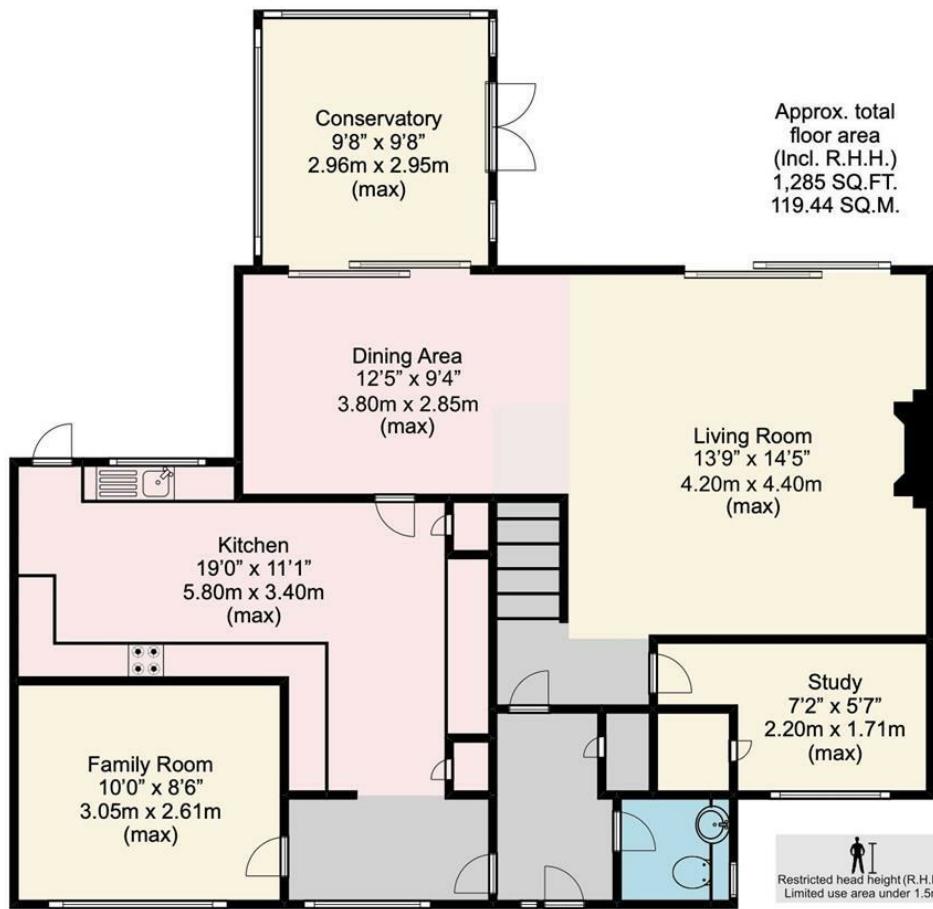






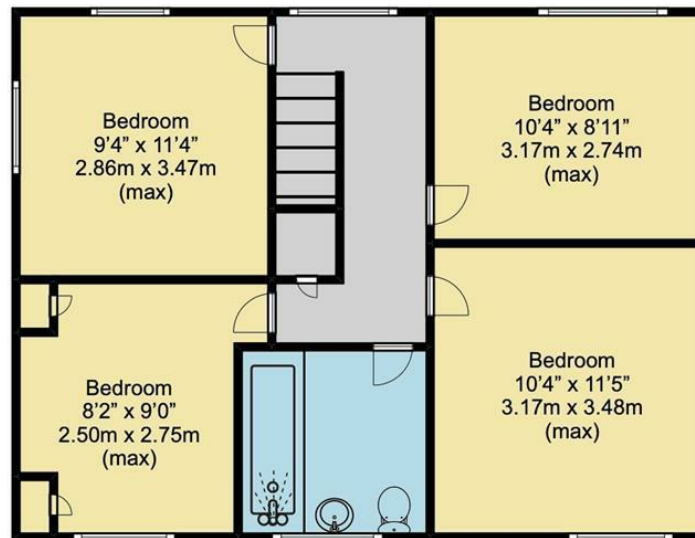






Ground Floor  
Approx. floor area  
(Incl. R.H.H.)  
749 SQ.FT.  
69.68 SQ.M.

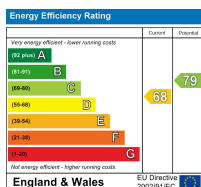
Approx. total  
floor area  
(Incl. R.H.H.)  
1,285 SQ.FT.  
119.44 SQ.M.



First Floor  
Approx. floor area  
535 SQ.FT.  
49.76 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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