



19 Northfield Hartley

- Beautifully Presented End of Terrace House
- Fabulous Fitted Kitchen/Breakfast Room
- Lounge
- Study/Playroom
- Utility Room & Downstairs Cloakroom
- Gas Central Heating
- Double Glazing Throughout
- Driveway/Off Road Parking
- Walking Distance of Longfield Station

Price Guide
£400,000





Beautifully presented end of terrace three bedroom house, located in the sought after village of Hartley and with walking distance of Longfield railway station. Occupying an elevated position in a secluded spot, the property is a real credit to the current owners who have improved and maintained this home to a high standard and is beautifully presented.

The property offers generous living accommodation including a lovely spacious reception hallway, an enviable utility room and downstairs cloakroom, study/playroom, living room, beautifully fitted kitchen/breakfast room, landing, three bedrooms and fabulous family bathroom.

Outside there is a west facing rear garden with large patio area and lawn, to the front there is a driveway/parking.

The property benefits from gas central heating, double glazing, an extended porch.

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. There are further shops, supermarkets and a train station, with services to London Victoria, in Longfield. 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.

Tenure: Freehold

Council Tax Band: C

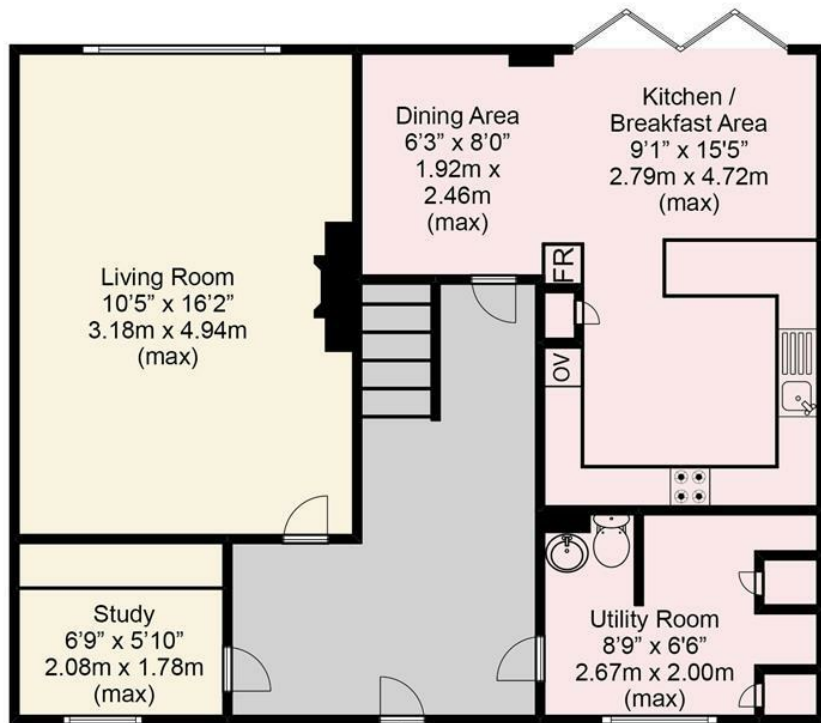
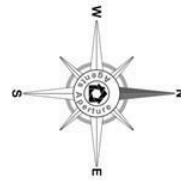
Fixtures and fittings by arrangement other than those mentioned.



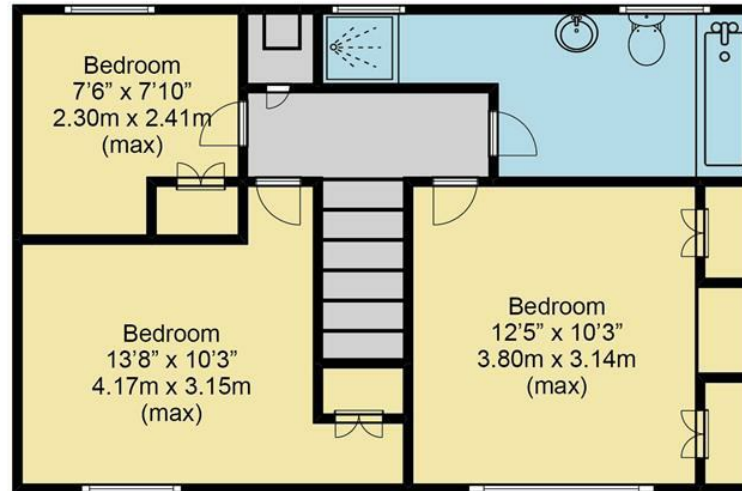




Approx. total
floor area
1,015 SQ.FT.
94.33 SQ.M.



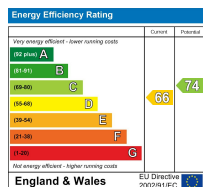
Ground Floor
Approx. floor area
588 SQ.FT.
54.71 SQ.M.



First Floor
Approx. floor area
426 SQ.FT.
39.62 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

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

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

01474 815811 / 871555

info@hartleyestates.com
www.hartleyestates.com

