



## 87 Punch Croft New Ash Green

- Sought After Location
- Beautifully Presented Family House
- Four Good Sized Bedrooms
- Stunning & Spacious Fitted Kitchen, Open to Dining Area
- Gorgeous Living Room
- Main Bedroom with Cathedral Ceiling & Walk in Wardrobe
- Gas Central Heating
- Double Glazing Throughout
- Rear Garden
- Garage

£455,000





A stunning, beautifully presented double storey extended four bedroom family house, perfectly positioned on the edge of the village, located walking distance of open fields and countryside walks through woodland and farmland.

Originally built by the renowned architect Eric Lyons (Span Ltd) the property features lots of natural light and space.

Other features include: Gas central heating with radiators, double glazing throughout, enclosed private rear garden, garage in block to rear.

This property boasts gorgeous interiors and your internal viewing is a must!

A truly beautiful welcoming home with plenty of living space, which includes:- entrance porch, downstairs cloakroom, amazing living room with windows front and rear, the most fabulous fitted kitchen that leads into the Dining space, the beautiful kitchen is both light and airy with a fantastic central island.

Upstairs there are four splendid bedrooms, all of good size, the main bedroom boasts a vaulted ceiling and a walk in wardrobe with light, there are three further bedrooms all of splendid appearance,, a lovely modern family bathroom.

Outside the rear garden is mainly laid to lawn with a fenced boundary, there is a garage to rear in nearby block.





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. 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 Ebsfleet International Station with high speed link to Paris and St Pancras International Station.

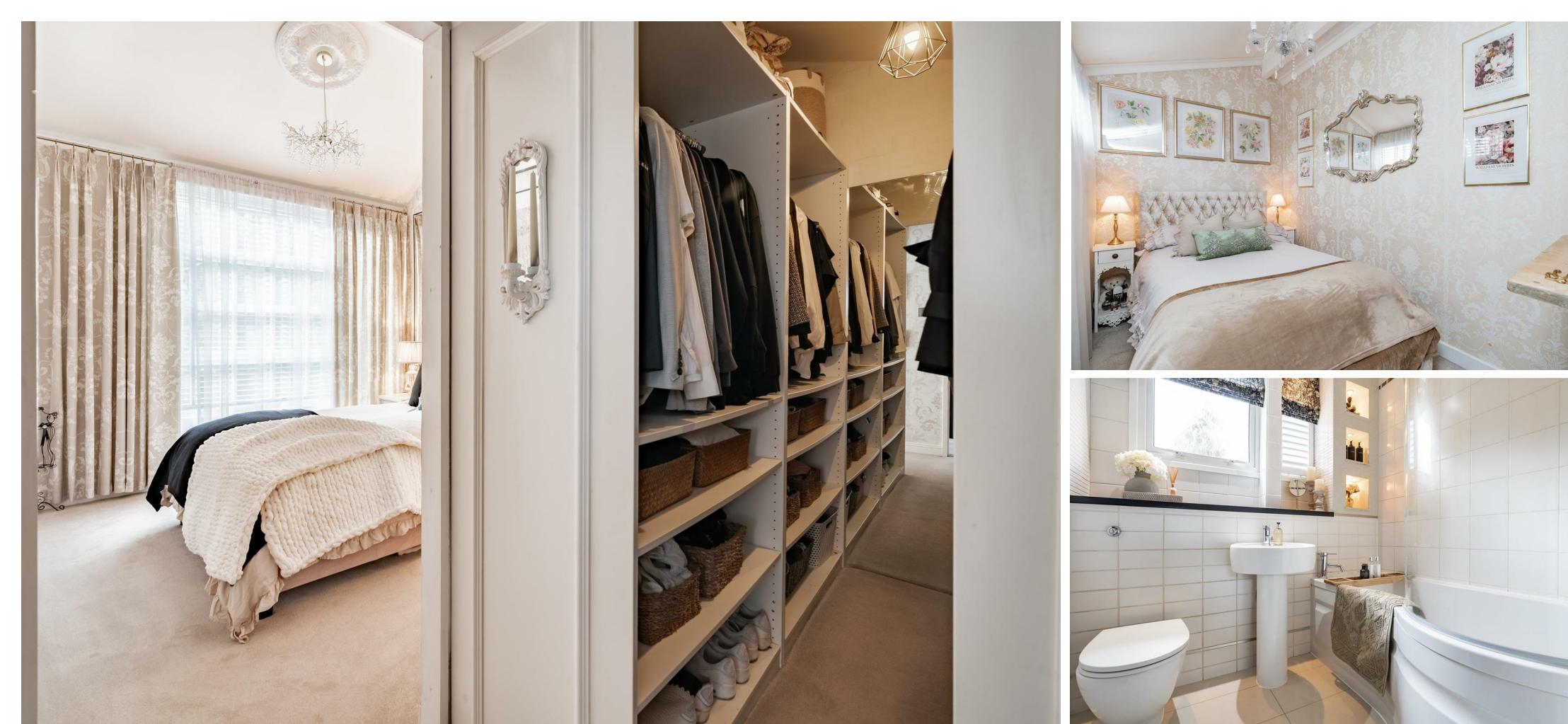
Tenure: Freehold

Council Tax Band: C

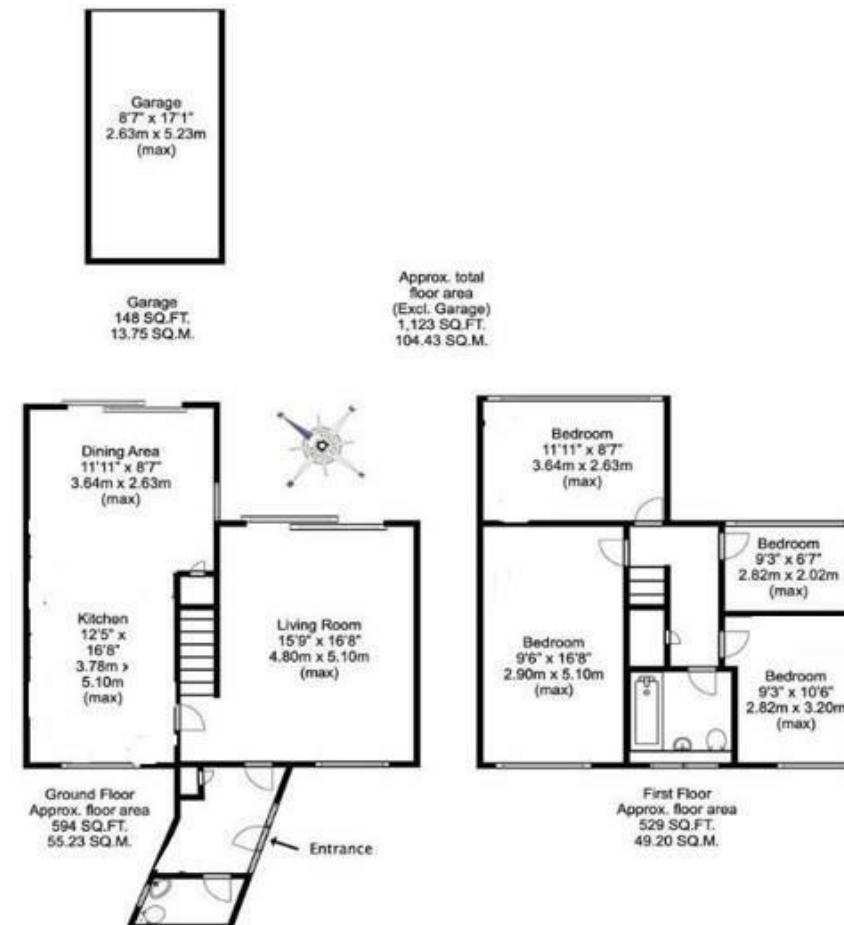
Fixtures and fittings by arrangement other than those mentioned.

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.



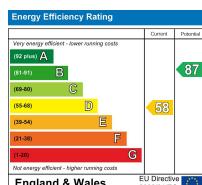






**Disclaimer:**  
This plan is for illustrative purposes only and no responsibility is taken for any error, omission, or misstatement. The services, systems and appliances shown have not been tested and no guarantee is given for their operability or efficiency. Measurements have been added as a guide 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 are not represented in their actual location in relation to the property. No guarantee is given to any measurements including total areas. Compass point and measurements should be considered inaccurate and checked. Buyers are strongly advised to take their own measurements and compass bearing.

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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

