



114 Caling Croft New Ash Green

- Staggered Terrace Three Bedroom House
- Fitted Kitchen/Breakfast Room
- Spacious Lounge/Diner
- Downstairs Cloakroom
- Upstairs Bathroom
- Gas Central Heating
- Secluded Position
- West Facing Rear Gardens
- Garage at End of Garden with Driveway.

Offers Over
£345,000





PRICE RANGE: £345,000 - £355,000. Fabulous staggered terraced three bedroom house, located on the very edge of the village in a quiet and secluded position. A much loved home offering many features including: Gas central heating, double glazing, west facing rear garden with garage at the end with driveway.

The excellent sized accommodation includes: entrance hallway, downstairs cloakroom, fitted kitchen/breakfast room to front, spacious lounge/diner to rear overlooking rear gardens, upstairs there is a landing and three bedrooms and bathroom.

Outside the property enjoys rear gardens that are well nurtured and secluded, mostly laid to lawn with flower borders, garden shed and personal door into garage which lies to the rear of garden with power and light, up and over door and driveway.

Tenure: Freehold

Council Tax Band: C

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.

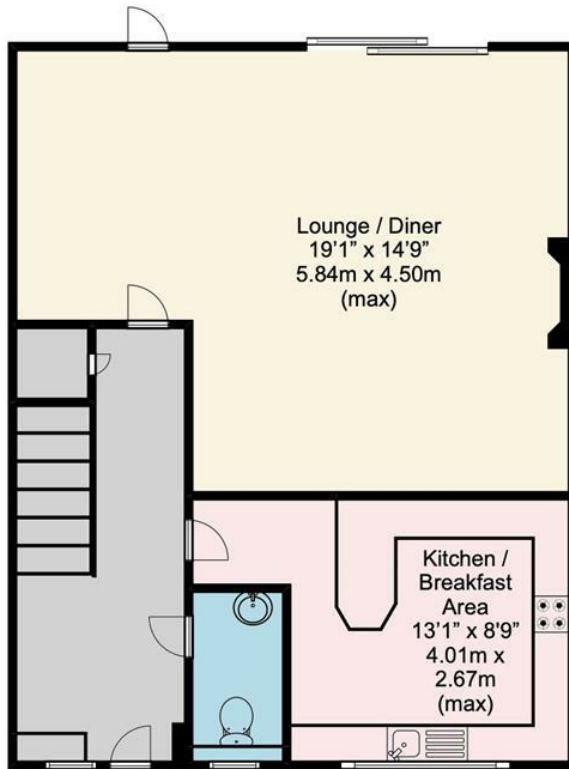
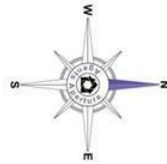
Fixtures and fittings by arrangement other than those mentioned.



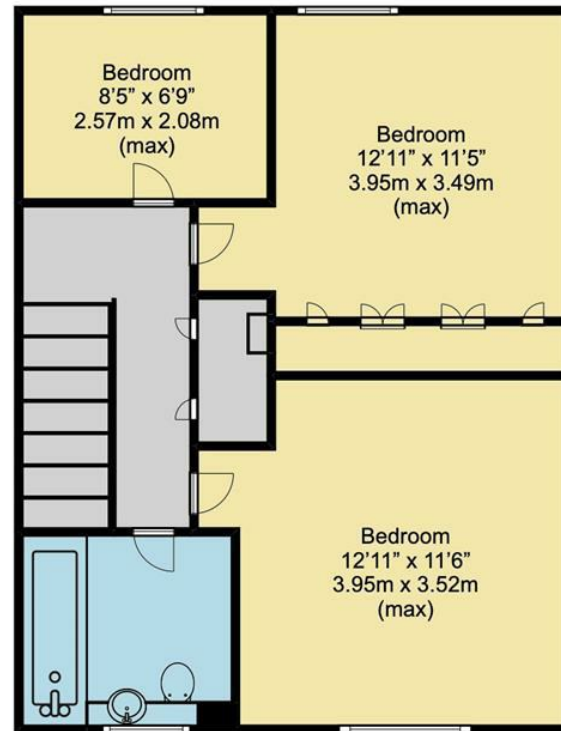




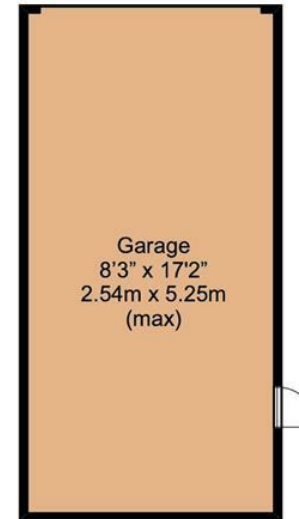
Approx. total
floor area
(Excl. Garage)
926 SQ.FT.
86.08 SQ.M.



Entrance
Ground Floor
Approx. floor area
(Excl. Garage)
463 SQ.FT.
43.04 SQ.M.



First Floor
Approx. floor area
463 SQ.FT.
43.04 SQ.M.



Garage
8'3" x 17'2"
2.54m x 5.25m
(max)
Garage
143 SQ.FT.
13.33 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.



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
A (92-100)	80
B (81-91)	74
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
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.

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

