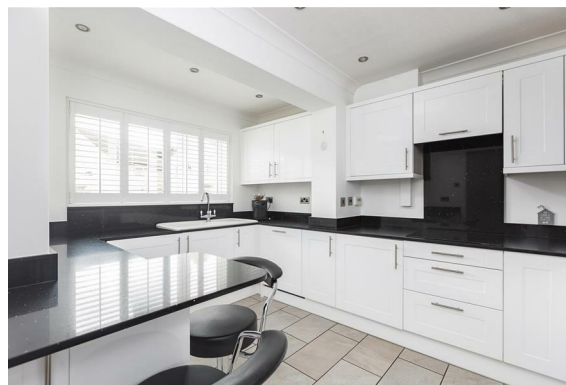




## 13 Seven Acres New Ash Green

- Sought After Location
- Beautifully Presented & Decorated
- Detached Four Bedroom House
- Two Reception Rooms
- Fabulous Fully Fitted Kitchen/Breakfast Room
- Large Rear Garden
- Attached Garage & Driveway
- No Onward Chain

£540,000





Beautifully presented and much improved detached four bedroom family home, located in a sought after cul-de-sac position. Attractive part tile hung exterior coupled with its stunning white plantation shutters gives great kerb appeal, plus shingled driveway to attached garage.

Rarely available in this sought after neighbourhood an attractive well presented detached family house. This is a stunning home with excellent living accommodation, there is a lovely reception hallway with a downstairs cloakroom, fabulous lounge with double glazed windows to front and rear, separate dining room with double glazed sliding french doors overlooking rear garden, a beautifully fully fitted kitchen/breakfast room, upstairs there are four good size bedrooms and a large shower room. The rear garden is mainly laid to lawn and is of a great size with side lawn too with personal access to garage, to the front the property has a shingled driveway with an attached garage to the side. This property also benefits from having no onward chain.

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.









**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 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. No guarantee is given to any measurements including total areas. Compass point should be considered inaccurate and checked.

Buyers are strongly advised to take their own measurements and compass bearing.

Created by Agents Aperture  
www.agentsaperture.co.uk  
© Agents Aperture

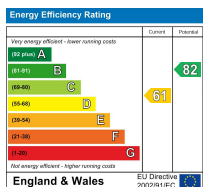
Open: Monday-Friday 9am-5.30pm  
Saturday 9am-5pm

**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



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.