



11 Ayelands New Ash Green

- Staggered 3/4 Bed End of Terrace J Style Bovis House
- Cloakroom on Ground Floor
Bathroom on First Floor
- Kitchen/Dining Room
- Lounge
- Utility/Study/Bedroom
- Three Bedrooms on First Floor
- South Facing Garden
- Garage at end of Garden with Driveway

£358,000





Staggered End of Terrace J Style 3/4 Bedroom Bovis House. 3 Bedrooms plus further room downstairs currently used as a Utility Room but could be used as a Study or Bedroom. Cloakroom. Kitchen/Dining Room. Lounge. On the first floor there are three bedrooms and a bathroom. The south facing garden has direct access to the garage with private driveway to the rear.

The seller hereby discloses that the property is being sold by a current employee of Hartley Estates. This individual is acting in a personal capacity in the sale of the property. All dealings in relation to this transaction will be conducted in accordance with standard professional practices and in compliance with applicable laws and regulations governing such transactions.

Entrance Hall

With doors to Cloakroom, Boiler Cupboard, Utility/Study/Bedroom and Kitchen. Under the stairs there is a storage cupboard and an open area for storage. Carpet, Radiator and Power points.

Utility/Study/Bedroom

7'10" x 5'10"

This room is currently used as a Utility Room, but in previous years has been used as a Study, Playroom and also a Bedroom. It is fitted with cupboards both sides for further storage with worktop over and space for condenser tumble drier. Vinyl Flooring, Radiator and power points.

Kitchen/Dining Room

15' x 9'5"

Fully fitted with a good range of storage cupboards. There is a built in electric oven and gas hob with space and plumbing for washing machine and dishwasher and space for fridge freezer. There is a 1.5 bowl sink unit fitted with waste disposal unit and the sink has a filter tap. Double glazed windows and door to the rear garden. Vinyl Flooring, Radiators and power points.

Lounge

14'5" x 10'11"

There are double doors between the Kitchen/Dining Room and the Lounge. There are double glazed sliding patio doors leading to the garden, laminate flooring, radiators and power points.





Cloakroom

With opaque double glazed window to front. Concealed flush w.c. Vanity wash hand basin unit. Vinyl flooring. Radiator.

Landing

With double glazed window to front, storage cupboard and cupboard housing hot water cylinder. Doors to all bedrooms and bathroom. Carpet and power points

Bedroom 1

12'11" x 9'8" max 9'1" min

Double glazed window to rear, radiator, carpet and power points.

Bedroom 2

10'7" plus built in cupboards x 7'6"

Double glazed window to rear, two built in cupboards with sliding mirror doors, carpet, radiator and power points.

Bedroom 3

8' x 7'10"

Double glazed window to front, laminate flooring, radiator and power points.

Bathroom

Opaque double glazed window to front, enclosed bath with power shower over. Vanity wash hand basin unit. Low level w.c. Radiator and vinyl flooring.

Garden

The garden is south facing and has a good area of patio as well as a lawned area with mature bush. The garden measures 53' max x 28' max. There are external power points and outside tap with direct access to the single garage at the rear of the property.

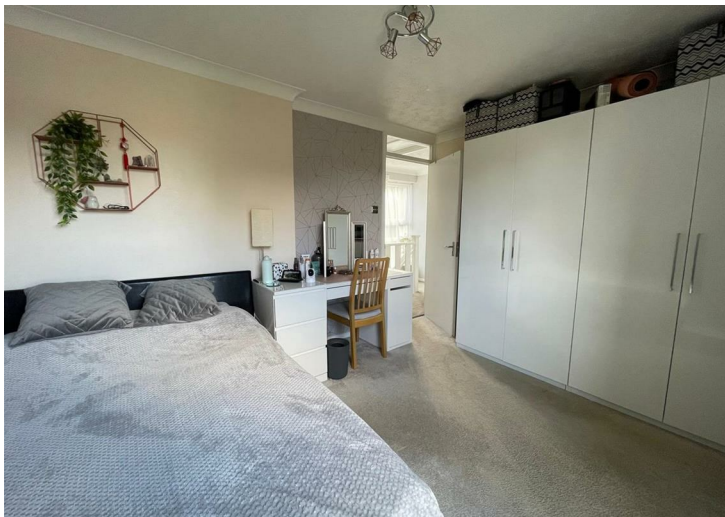
Garage

17'6" max x 8'3" max

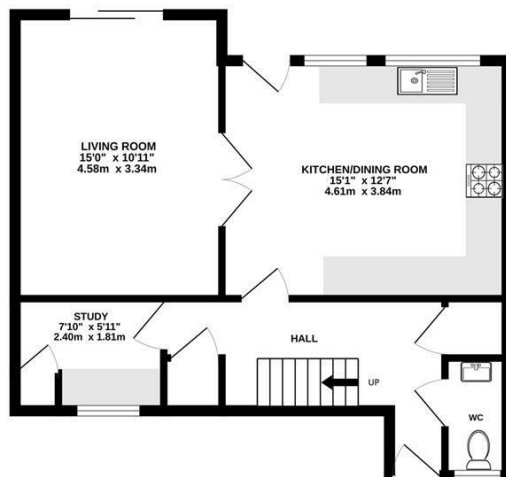
The garage has light and power and there is a driveway for private parking.

Disclosure notice

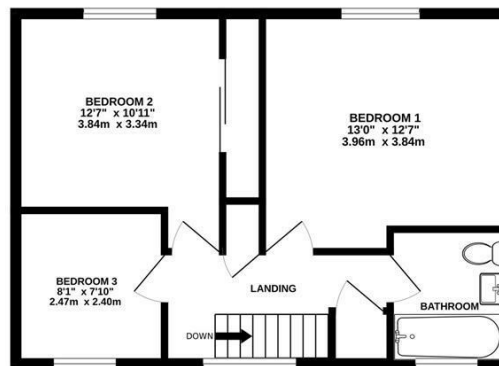
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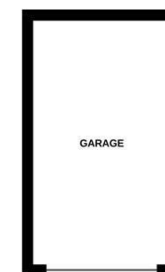
GROUND FLOOR
531 sq.ft. (49.4 sq.m.) approx.



1ST FLOOR
483 sq.ft. (44.9 sq.m.) approx.



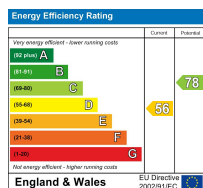
ENTRANCE FLOOR
106 sq.ft. (9.9 sq.m.) approx.



TOTAL FLOOR AREA : 1121 sq.ft. (104.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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

