



Sixpence Southfleet Avenue, Longfield, DA3 7JQ
Guide Price £775,000



Sixpence Southfleet Avenue, Longfield, DA3 7JQ

A great family home that offers spacious accommodation with FIVE BEDROOMS, TWO BATHROOMS, SEPARATE CLOAKROOM, TWO RECEPTION ROOMS, UTILITY ROOM, SOCIAL KITCHEN DINER and GARAGE plus DRIVE.

Uniquely built by its current owners in 1987 and available to the market for the first time.

Guide Price £775,000 - £800,000

- Self Built in 1987
- Social Kitchen Dining Room
- Popular Southfleet Avenue
- Guide Price £775,000 - £800,000
- Five Spacious Bedrooms - Ensuite to Master
- Two Additional Reception Rooms
- Close to Mainline Station and Popular Schools
- Utility Room
- Garage & Drive
- Solar Panels

Welcome to Southfleet Avenue, Longfield - a charming detached house built in 1987, now available for the first time! This property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your family. With five spacious bedrooms, including an ensuite in the master bedroom, there is plenty of room for everyone to enjoy their own space.

The property features two bathrooms, ensuring convenience for all family members. The individually built design of this house gives it a unique character that sets it apart from others in the area. The utility room adds practicality to daily living, making chores a breeze.

Situated in a desirable location, this house offers parking for up to four vehicles, a rare find in this area. Whether you're hosting a gathering or simply looking for extra storage space, this parking provision will surely come in handy.

Don't miss the opportunity to make this house your home. With its ideal location, ample bedrooms, and thoughtful features, this property

on Southfleet Avenue is a true gem waiting to be discovered.

Description

Sixpence is a unique self built home built on a plot but has taken the very best of the builds of its time, future proofing and therefore providing for the needs of today's buyers. Situated on a corner plot the house offers spacious accommodation throughout. The parking is round the side of the house to the rear of the garden and is offered by a drive and garage. This means the main entrance to the home benefits without the complication of cars on a drive and offers true kerb appeal with its natural wild flower garden and trees offering a private path to the covered entrance.

The welcoming hallway offers up space to relax into and access to all areas, it also includes under stairs storage cupboards and downstairs cloakroom. This double fronted the house has two reception rooms either side of the hallway, the main room to the right runs from front to back and is of very good size to fit a large family



home that five bedroom house would appeal to. A feature central fireplace with inserted stunning wood burning stove and French doors to the garden makes this room multi seasonal. To the other sides to the hallway is a second reception that could be used as a family room and or a formal dining space if required. To the rear of the ground floor is the nicely appointed family kitchen diner with central island and dining table, updated by the vendor and offering French doors to the garden space it is the true hub of the house. A most useful, and forward thinking for its time, utility room comes off the kitchen with separate exit to the garden down the side of the house.

Upstairs off a central landing are five spacious bedrooms and two bathrooms. The master bedroom and ensuite sit above the main lounge and are of the same dimensions giving up plenty of space for wardrobes. A large window looks out over the garden to the rear. The ensuite is a full bath four piece suite with double frosted windows to the front. The second bedroom sits to the rear and benefits from fitted wardrobes across one wall. A central double bedroom sits next to the family bathroom with shower over bath and tow further double bedrooms sit to the front of the house giving options if a study or office space is required.

The rear garden is a delight with patio seating spaces feature mature planting and borders leading on a pathway to the rear accessed drive and garage with power and light.

Location

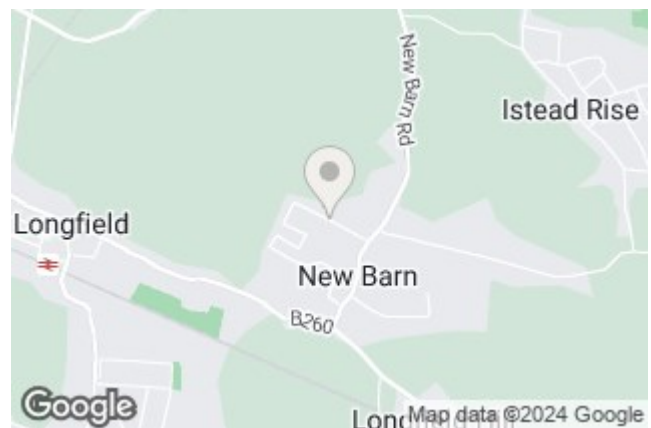
New Barn is very well positioned for reputable primary and secondary schools, as well as the local amenities in Longfield Village. These include Longfield train station, which offers regular, 31 minute services to London Victoria, together with a Waitrose, a Co-Op, and



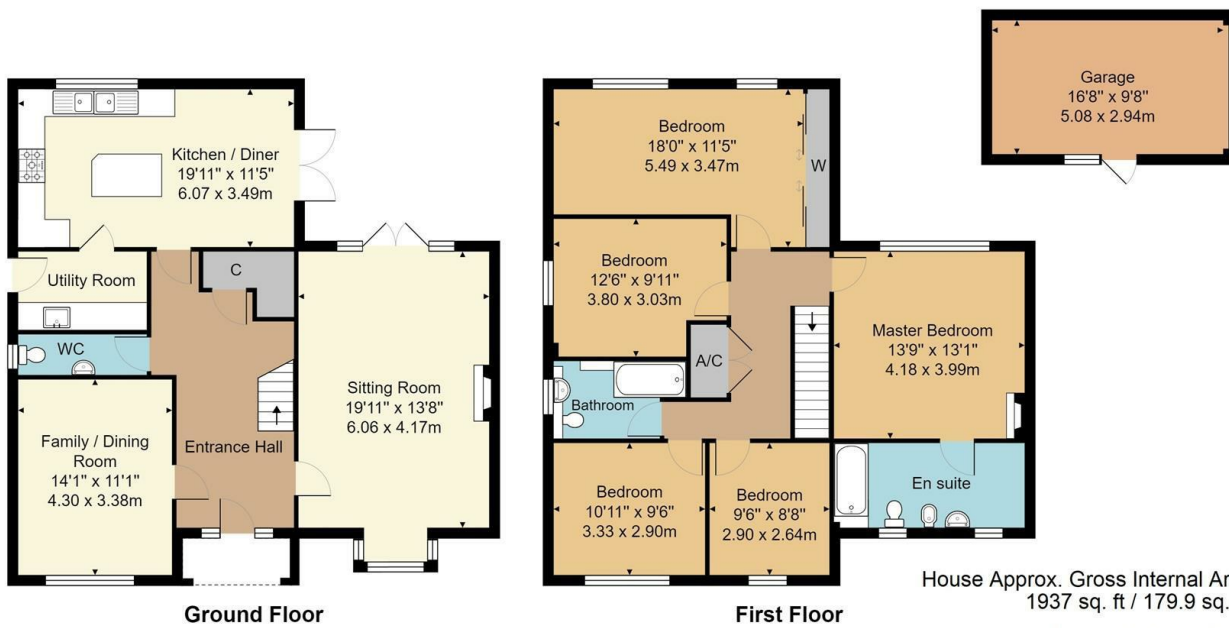
independent stores to include a butcher a bakery, hair and nail salons, a barber shop and numerous takeaway eateries.

Road links to the A2, M25, M2 and M20 are all within easy reach, as is Ebbsfleet International train station, offering High Speed services to Stratford International and St Pancras International in just 11 and 21 minutes respectively. Public buses service the area and provide routes to Gravesend and Bluewater, whilst there are also school coach services to Dartford, Gravesend and Wilmington Grammar schools.

You can also enjoy country walks to village pubs in Southfleet and Meopham, or enjoy stunning sunsets across "The Gallops" and the London skyline.



EPC Rating- B



House Approx. Gross Internal Area
1937 sq. ft / 179.9 sq. m

Garage Approx. Internal Area
161 sq. ft / 14.9 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Ibbett Mosely

Offices at • BOROUGH GREEN • OTFORD • SEVENOAKS • SOUTHWARK
TONBRIDGE • WESTMINSTER • WESTERHAM • WEST MALLING

www.ibbettmosely.co.uk

Borough Green 01732 882266

IMPORTANT Ibbett Mosely, for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) these particulars are set out as a general outline only for guidance of intending purchasers or lessors, and do not constitute, nor constitute part of an offer or contract, (ii) all descriptions, dimensions references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants, should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each item, (iii) no person in the employment of Ibbett Mosely, has any authority to make or give and representation of warranty whatsoever in relation to this property ver 3.0

*...a name you can trust
offices in Kent and London*