



Shearwater, Longfield, Kent, DA3

**Offers in excess of:
£575,000**

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This link-detached house is in a sought-after pocket of New Barn and is presented to exacting standards, by its existing owner.

Substantially refurbished and extended to the rear, this is a turn-key opportunity, fantastic for families, or simply those looking for a move with no work required.

There is ample off-road parking, with a block paved driveway and a single garage with electric roller door. Whilst the garage would only house a small car (or several bikes) it is also a fantastic option for storage and subject to the necessary permissions, boasts the potential for conversion.

Downstairs, the house includes an entrance porch with double doors opening to a welcoming entrance hallway. To the left of this is a well-appointed living room, with large windows that allow for lots of natural light, and interconnecting doors to the kitchen-diner.

An extension to the rear has enabled a stunning, open-plan kitchen-breakfast room, with an extra living/dining space, to the rear. This includes bi-folding doors to the rear garden and sky-lights, the perfect space in which to host or entertain. The kitchen is finished to a high specification including integrated appliances, fitted hob and pop-up extractor.

Completing the accommodation downstairs are a spacious utility room with an internal door to the garage, plus a modernised downstairs shower room. From this section of the ground floor, there is another door to the rear garden.

Upstairs, the home is traditionally configured for one of its era, with two spacious double bedrooms, both featuring fitted wardrobes. Bedroom three is a traditionally smaller single, but is larger than most traditional "box" rooms and could also double up as a nursery, home office or dressing room. Finally, there is a contemporary bathroom including bath with hand-held shower attachment, WC and wash/hand basin.

Further benefits include upgraded gas central heating, double glazing throughout and a loft space for storage.

Again, further to the necessary permissions, there is potential to extend above the garage – with a precedent set for such works, in the neighbourhood.

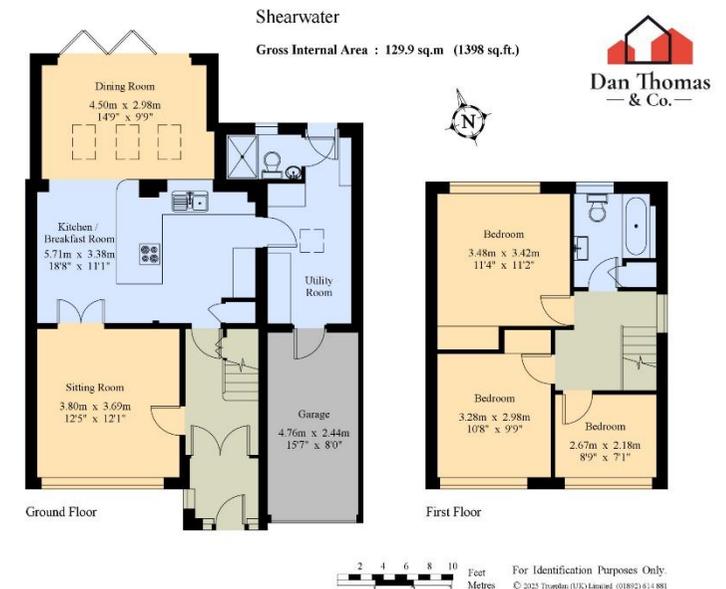
Externally, the house boasts a well-maintained, spacious rear garden. Private and enclosed, this features a block-paved patio and seating area which extends to the right-hand side and rear. The remainder is laid-to-lawn with some nicely planted beds. Further benefits include side access, and a shed.

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, services to London Victoria in little over 30 minutes, together with a Waitrose, a Co-Op, A doctor's surgery, a dental practice, a pharmacy and independent stores to include a butcher a bakery, hair and nail salons, a barber shop and numerous takeaway / dine-in 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, both in under 25 minutes. On the nearby New Barn road, there are also school coach services to Grammar Schools in DA postcodes.

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

Tenure: Freehold
Council Tax Band: E











Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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