8 Lambardes
New Ash Green

- In Need of Updating & Redecoration
- Extended Staggered Terrace House
- Three Bedrooms
- Living Room
- Kitchen
- Dining Room
- Conservatory/Garden Room
- Secluded South Facing Rear Garden
- Three Garages in Nearby Block
- No Onward Chain

Guide Price
£345,000-£355,000

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PRICE RANGE: £345,000-£355,000. Located on the sought after neighbourhood of Lambardes, an extended three bedroom staggered terraced house, built by the renowned architect Eric Lyons (Span Ltd).

The property is in need of updating and re-decoration throughout but the potential is there to create a beautiful home in a superb location. The rear garden is south facing and secluded, plus a real bonus is having three garages that are located in a block to the rear. This property also benefits from having no onward chain.

Enter via the angled entrance porch, there is a downstairs cloakroom and then a door leads you into the living room with the striking feature of the floor to ceiling window, doors then lead to the dining room and kitchen, there is an extended garden room/conservatory with lantern ceiling sky light. Upstairs there are three bedrooms and a shower room.

Outside the south facing garden is secluded and boasts many mature shrubs. There are three garages in block to rear.

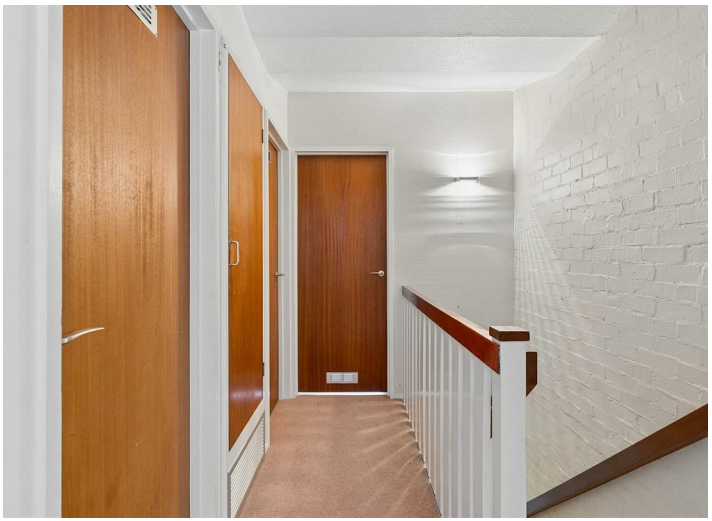
New Ash Green benefits from local facilities which include local shops, doctor and dental surgeries, health clinic, primary school and nurseries, access to grammar and secondary schools, public library. Bus services to main line railway station at Longfield offering services to London as well as a commuter coach service to London. There are road links from this area giving access to A2/M2, A20/M20, M25 and Dartford Tunnel. The major features are the close proximity to Bluewater Shopping Complex and Ebbsfleet International Station with high speed link to Paris and St Pancras International Station.

Tenure: Freehold

Council Tax Band: D

Fixtures and fittings by arrangement other than those mentioned.

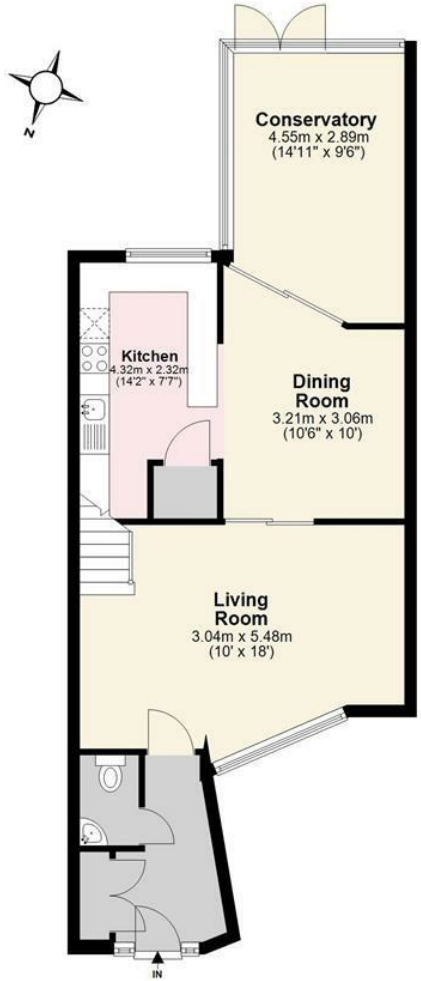
Residents Society Fees and Village Association Fees apply to properties in New Ash Green, please ask for further information or contact New Ash Green Village Association directly for figures.



Ground Floor

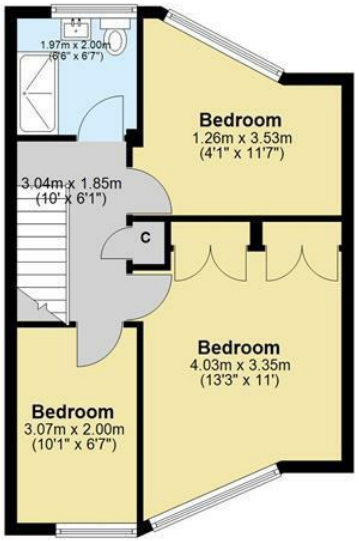
Main area: approx. 73.4 sq. metres (789.7 sq. feet)

Plus garages, approx. 25.0 sq. metres (268.8 sq. feet)



First Floor

Approx. 41.4 sq. metres (445.6 sq. feet)



Main area: Approx. 114.8 sq. metres (1235.3 sq. feet)

Plus garages, approx. 25.0 sq. metres (268.8 sq. feet)

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.

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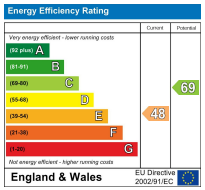
Plan produced using PlanUp.



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

hartley estates
independent property agents