55 Caling Croft
New Ash Green

- Located on the Edge of the Village
- Extended Mid Terrace House
- Three Bedrooms
- Lounge & Dining Room
- Fitted Kitchen
- Downstairs Cloakroom
- Gas Central Heating
- Double Glazing
- South Facing Rear Garden
- Garage at End of Garden

£310,000

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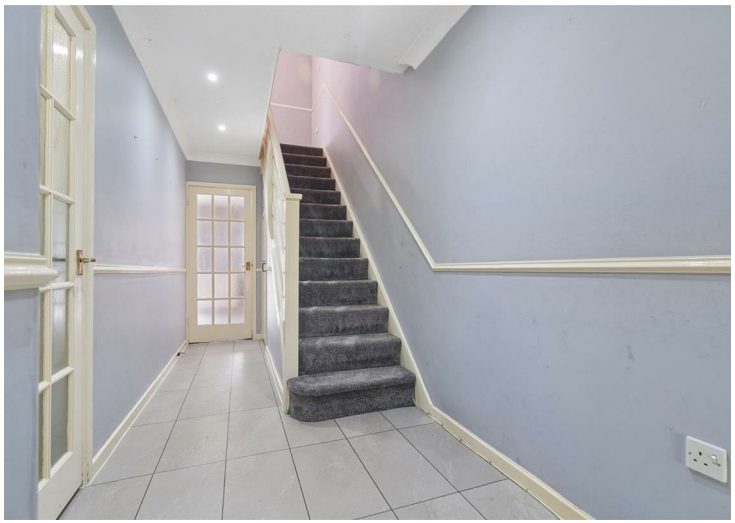
Occupying a secluded position on the very edge of the village a mid terrace three bedroom extended house. The property is footsteps away from open fields and woodlands.
Offered for sale with no onward chain, the property has gas central heating, double glazing, a south facing rear garden with access to garage to rear.

This extended house offers the following living accommodation; entrance hallway downstairs cloakroom, fitted kitchen, living room with arch to extended dining room area. Upstairs there are three bedrooms and bathroom.

Outside the south facing rear garden is mainly laid to lawn with door leading to garage.

ew 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.

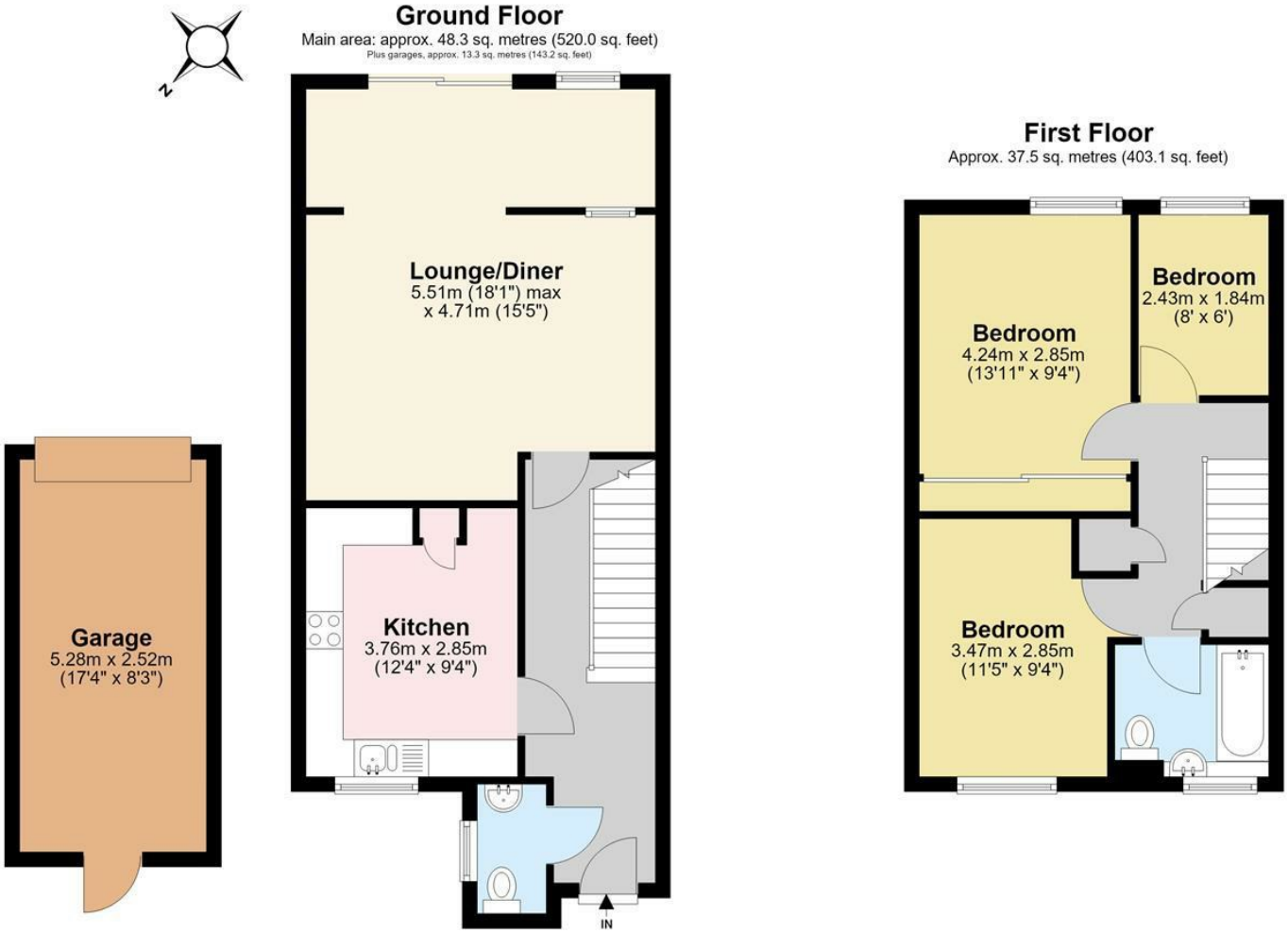


Tenure: Freehold

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.



Main area: Approx. 85.8 sq. metres (923.1 sq. feet)

Plus garages, approx. 13.3 sq. metres (143.2 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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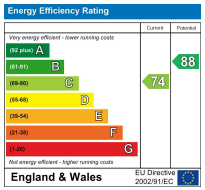
Plan produced using PlanUp.



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

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