33 Caling Croft
New Ash Green

- Three Bedroom Family Home
- Spacious Lounge/Diner
- Ground Floor Cloakroom
- Garage Access From Garden
- Parking In Front Of Garage
- Fitted Kitchen Overlooking Rear Garden
- Private Rear Garden With Patio, Lawn & Mature Planting
- Double Glazed Throughout
- Gas Central Heating

£350,000

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A well proportioned three bedroom home situated in the popular village of New Ash Green, offering spacious accommodation, a private rear garden with direct access to the garage. The property features a generous lounge/diner, fitted kitchen, ground floor cloakroom, three bedrooms and a family bathroom, making it an excellent option for families, first time buyers or those looking to move within this sought after village setting.

Arranged over two floors, the property provides a practical layout and will suit those looking for a well located home within easy reach of village amenities and green open spaces.

The ground floor is centred around a generous lounge/diner, creating a comfortable and versatile living space with plenty of room for both seating and dining areas. A large front facing window brings in natural light, while the open staircase gives the room a pleasant sense of space.

To the rear of the property is a well sized kitchen, fitted with a range of timber fronted units, work surfaces, integrated oven, hob and space for appliances. The kitchen enjoys a view towards the rear garden and provides direct access through to the garden area, making it practical for everyday family living. A useful ground floor cloakroom adds convenience to the layout.

Upstairs, the property offers three bedrooms, including two comfortable double bedrooms and a further single bedroom, ideal as a child's room, nursery, study or home office. The principal bedroom benefits from an extensive run of fitted wardrobes, providing excellent built in storage. The family bathroom is also located on the first floor and includes a bath with shower above, WC and wash basin.

Externally, the rear garden is a lovely feature of the home, offering a private and established outdoor space with a paved seating area, lawn and mature planting. The garden has a leafy, enclosed feel, creating an attractive setting for relaxing, entertaining or family use.

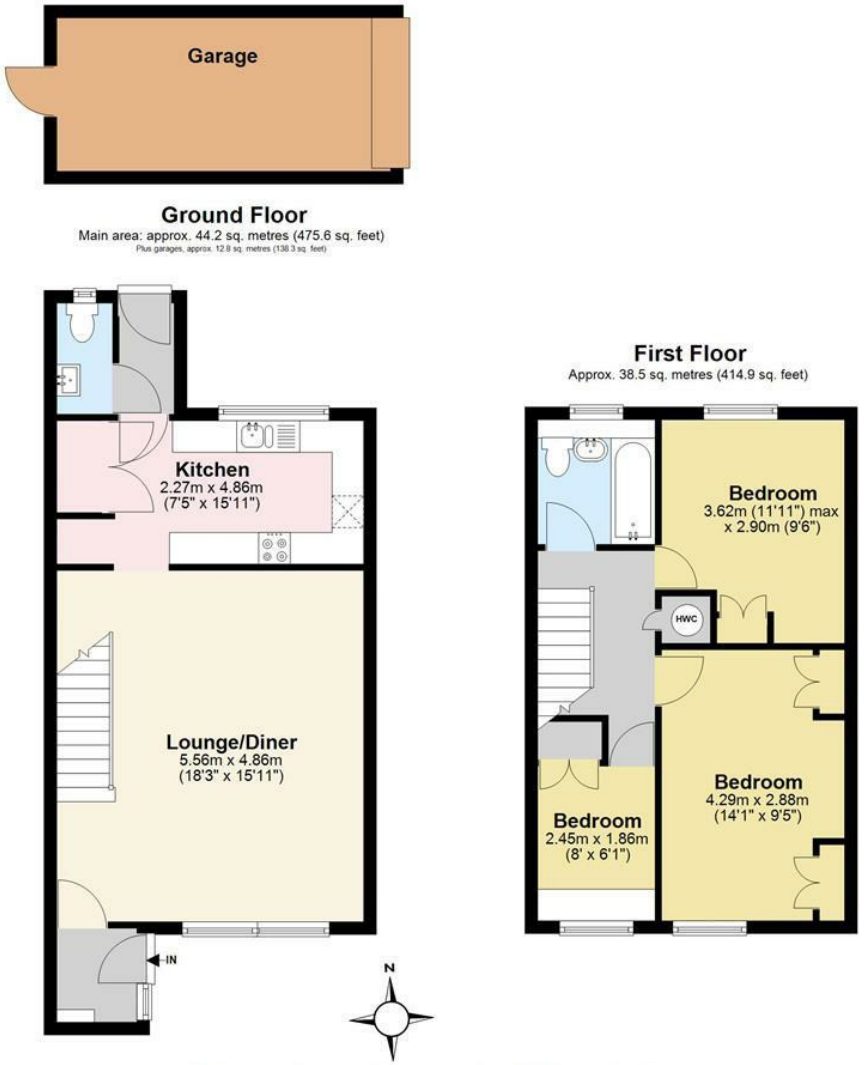
The property also benefits from a garage at the end of the garden and an off road parking space in front of the garage.

Tenure: Freehold

Council Tax Band: C

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. 82.7 sq. metres (890.5 sq. feet)

Plus garages, approx. 12.8 sq. metres (138.3 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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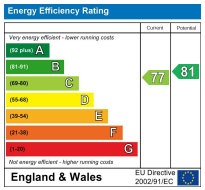

Appliances and services are untested. Dimensions are approximate and floorplans are not to scale.
Fixtures and fittings, planning and alterations, lease details if applicable, should all be verified legally.

Open: Monday-Friday 9am-5.30pm
Saturday 9am-5pm

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