



## 28 Porchester Close Hartley

- Sought After Village
- Mid Terrace Three Bedroom House
- Fitted Kitchen/Diner
- Lounge
- Conservatory
- Upstairs Bathroom & Downstairs Shower Room
- Planning For a Loft Conversion
- Rear & Front Gardens
- Great Potential
- End of Chain

£320,000





PRICE RANGE: £320,000 - £340,000. Fabulous opportunity for anyone looking for their first home or looking to downsize, this mid terrace house is well located in the sought after village of Hartley. The property lies within walking distance of woodlands and a play park and the local sought after schools. Recently updated, the property also boasts gas central heating with radiators throughout, fitted kitchen/diner. This property also has the benefit of no onward chain!

NOTE: The property has also had a planning application validated for a loft conversion that would give a further two bedrooms.

Located at the end of a cul-de-sac and lying off the road, the property has a front garden with an outside storage/bicycle shed, you enter into the hallway which has storage cupboards and a downstairs cloakroom/shower room, there is a fitted kitchen to the front and a dining area, the living room is to the rear and there is a door leading to a conservatory/lean too.

Upstairs there are three bedrooms and a family bathroom, also the landing gives access to a loft hatch with pull down ladder, the loft space has a double glazed skylight window and as previously mentioned 'planning application that has been validated for a



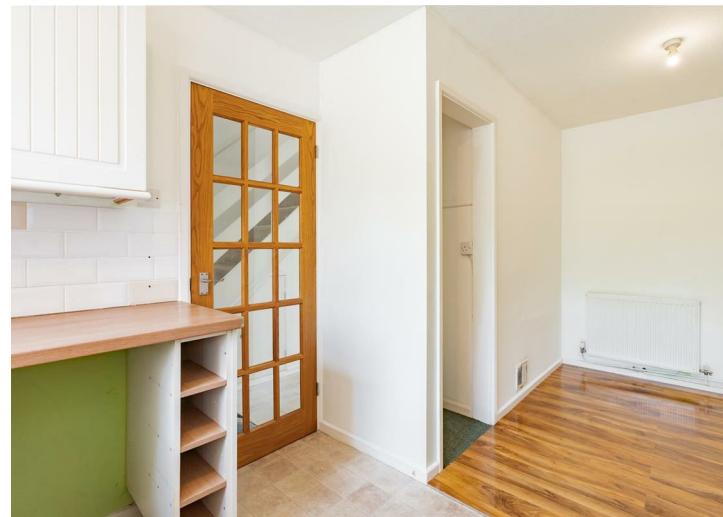


further two bedrooms, we understand from the seller he is waiting for the official document from the local authority due 25th May 2026.

Within walking distance of the highly regarded Hartley primary school, short drive or walk to Longfield railway station which offers a service to Victoria London and Longfield village centre with local shops including Waitrose, village butchers, Co-Op store plus Costa Coffee and several eateries and restaurant/take aways. Hartley Village has local shops at Cherry Trees and The Parade, Church Road, with a Post Office and convenience store in Ash Road. There are two primary schools, a nursery school, library and a dentist, with doctors at Longfield and New Ash Green. Hartley Country Club, set in 10 acres of glorious Kent countryside, offers a unique combination of sporting and social attractions. There are good, local road networks and all are within approximately 5.5 miles; the A2 giving access to the M2, M25 and Dartford River Crossing; and the A20 leading to the M20 and M25. Ebbsfleet International Station, providing fast services to St Pancras and Europe, is also within approximately 5.5 miles. The Bluewater Shopping Centre, with its varied range of shops and recreational facilities, is approximately 5 miles from Hartley Village.

Council Tax Band: C

Fixtures and fittings by arrangement other than those mentioned.

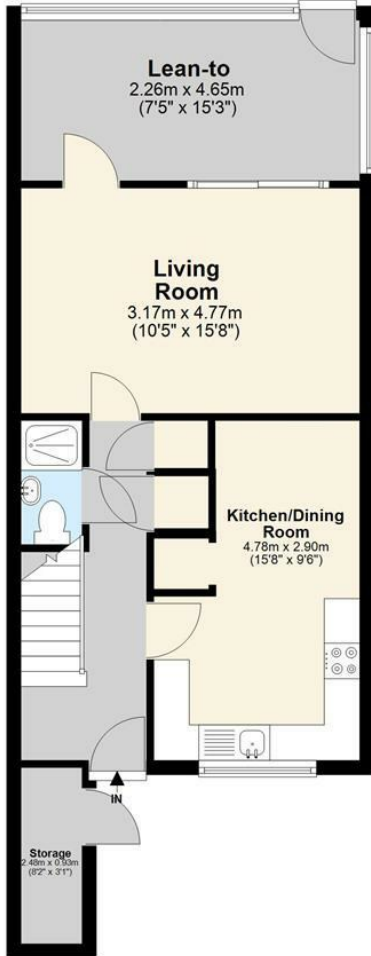






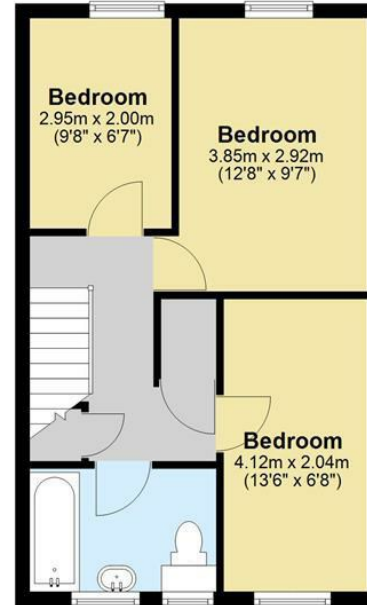
### Ground Floor

Approx. 51.8 sq. metres (557.3 sq. feet)



### First Floor

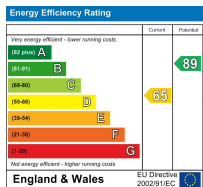
Approx. 38.4 sq. metres (412.8 sq. feet)



Total area: approx. 90.1 sq. metres (970.1 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.

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