







8 Ash Croft Court
New Ash Green

- Detached Two Bedroom Bungalow
- Fitted Kitchen
- Lounge/Diner
- Gas Central Heating
- Double Glazed Throughout
- Conveniently Located
- Courtyard Rear Garden
- Garage
- End of Chain
- Long Lease

£229,995

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Situated within the sought after gated development of Ash Croft Court, this well presented detached two bedroom bungalow offers comfortable, low maintenance living in an exceptionally convenient location. Ideally suited to those looking to downsize or enjoy single level living, the property is just a short, level walk from New Ash Green Village Centre, where you will find a Co-op supermarket, pharmacy, doctors surgery, cafes and a range of everyday amenities. Benefits from no onward chain.

The accommodation is both practical and spacious, with a welcoming entrance hall leading to a bright and generously proportioned lounge/dining room, providing ample space for both relaxing and entertaining. Rear door opens directly onto the private rear garden, allowing plenty of natural light and offering an ideal spot to enjoy warmer days, the garden also benefits from electrically controlled awnings.

The modern fitted kitchen provides a range of storage cupboards and worktop space, with views over the rear garden and direct access outside. There are two well proportioned double bedrooms, both offering excellent space for freestanding furniture, while the contemporary shower room has been thoughtfully designed with a large walk-in shower, making it particularly suitable for those seeking ease of access.

Outside, the property enjoys a private, enclosed rear garden designed for low maintenance, perfect for relaxing. The bungalow also benefits from a garage and allocated parking within the secure gated development.

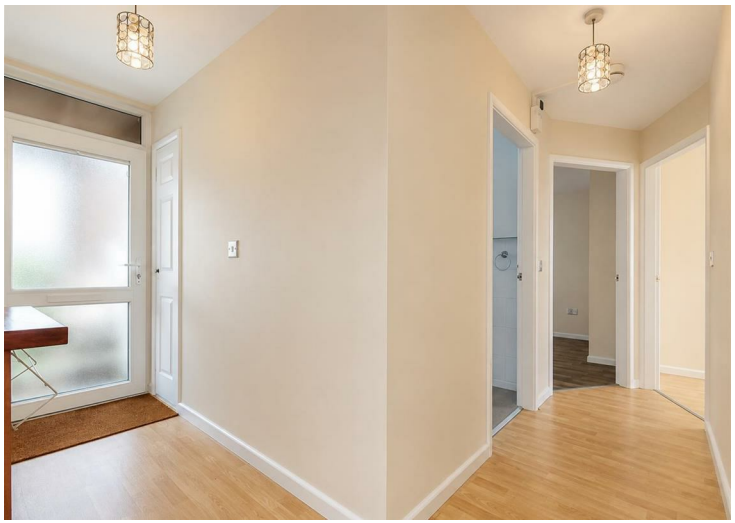
Ash Croft Court is highly regarded for its peaceful setting and sense of community, while still being just moments from the heart of New Ash Green. The nearby village centre offers an excellent range of shops, healthcare facilities, a pharmacy, post office, and cafés meaning many day to day errands can be completed without the need for a car. Bungalows within this development are rarely available.

The accommodation with approximate measurements and numerous power points comprises:

ENTRANCE HALL Double glazed entrance door, built in store/broom cupboard, radiator.

LOUNGE/DINER 19' 6" x 9' 5" (5.94m x 2.87m) Double glazed window to front, double glazed door to garden and double glazed window to rear, units to remain if required, radiators.

FITTED KITCHEN 10' 1" x 7' 2" (3.07m x 2.18m) Double glazed window to rear, sink









unit with mixer tap with base units under, space and plumbing for washing machine, wall mounted Valliant boiler for central heating/hot water system, wall cupboards, space and plumbing for dishwasher, contrasting work top surfaces, built in gas hob and oven with extractor hood above, part tiled walls, space for fridge/freezer.

BEDROOM ONE 10' 6" x 10' 0" (3.2m x 3.05m) Double glazed window to front, radiator, built in double wardrobe.

BEDROOM TWO 10' 3" x 8' 7" (3.12m x 2.62m) Double glazed window to rear, radiator, built in double wardrobe.

SHOWER ROOM Double glazed window to front, shower cubicle with tiled walls and wall shower, pedestal wash hand basin, low level WC, tiled floor.

REAR GARDEN Low maintenance, paved garden, fenced boundaries, side gate.

GARAGE In block to side. Up and over door.

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: Leasehold

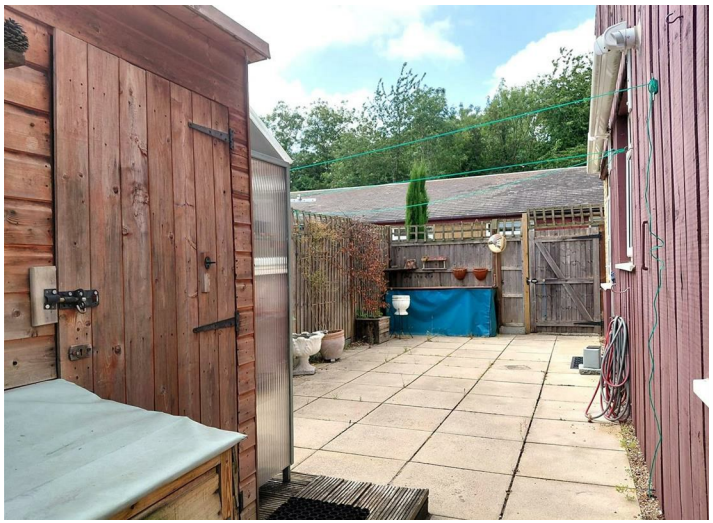
Council Tax Band: C

We understand from the seller that this property is Leasehold with approximately 975 years remaining and subject to a residents maintenance charge, should you proceed with the purchase of the property your solicitor must verify these details.

Fixtures and fittings by arrangement other than those mentioned.

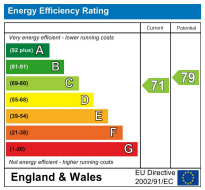






Ground Floor





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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