



# Ash Road Hartley

- Detached Three Bedroom Bungalow
- Modern Fully Fitted Kitchen
- Living Room
- Dining Area
- Utility Room
- Adjacent Open Fields & Woodland Walks
- Detached 26' Tandem Garage
- Generous Driveway
- West Facing Rear Garden
- Chain free

**Price Guide**  
**£550,000**





PRICE RANGE: £550,000-£575,000. Nicely tucked away this delightful three bedroom detached bungalow occupies a great plot being adjacent to open fields and woodland walks. There is a generous driveway allowing parking for several vehicles.

Other features include gas central heating, double and some triple glazing, air conditioning units to main living spaces, west facing rear gardens. The property also benefits from no onward chain.

The property offers great potential with granted planning permission currently in place to convert the property into a larger dwelling and the addition of a conservatory and an office space to the rear garage. 21/03487/HOUSE

The current accommodation includes: Entrance porch to front, entrance hallway, three bedrooms to front, dining area leading to living room, fabulous fully fitted modern kitchen with integrated appliances, utility room, bathroom.

The rear garden is west facing with delightful adjacent views over open fields, generous driveway for several vehicles, with double gates leading to large 26' tandem garage. Excellent outside building/gym/summerhouse.

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. There are further shops, supermarkets and a train station, with services to London Victoria, in Longfield. 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.

Tenure: Freehold

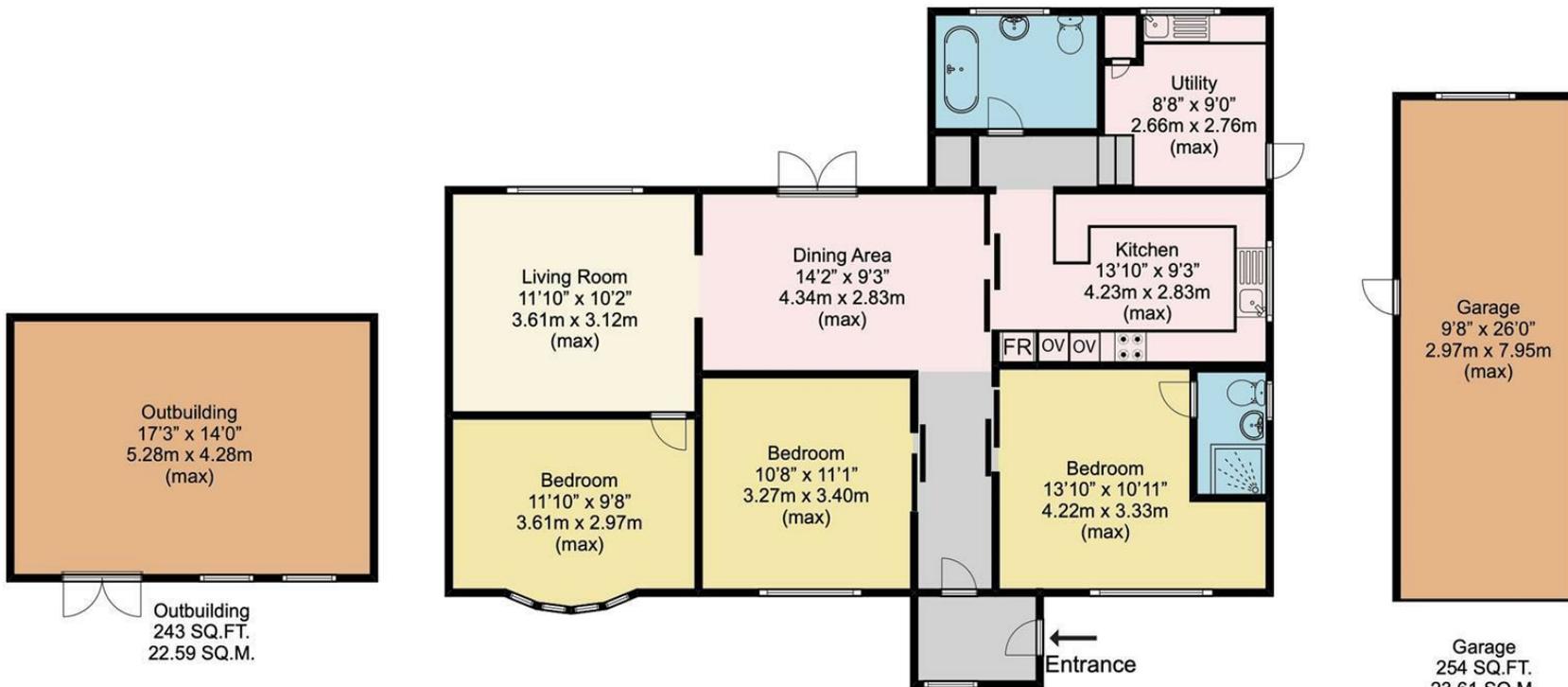
Council Tax Band: E

Fixtures and fittings by arrangement other than those mentioned.

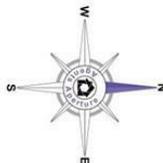






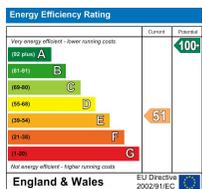


Approx. total  
floor area  
(Excl. Garage)  
(Excl. Outbuilding)  
987 SQ.FT.  
91.08 SQ.M.



**Disclaimer**

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.



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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