



Guide Price
£850,000

Freehold

4x  3x  1x 

**Ryecroft, Longfield Hill,
Longfield, Kent, DA3**

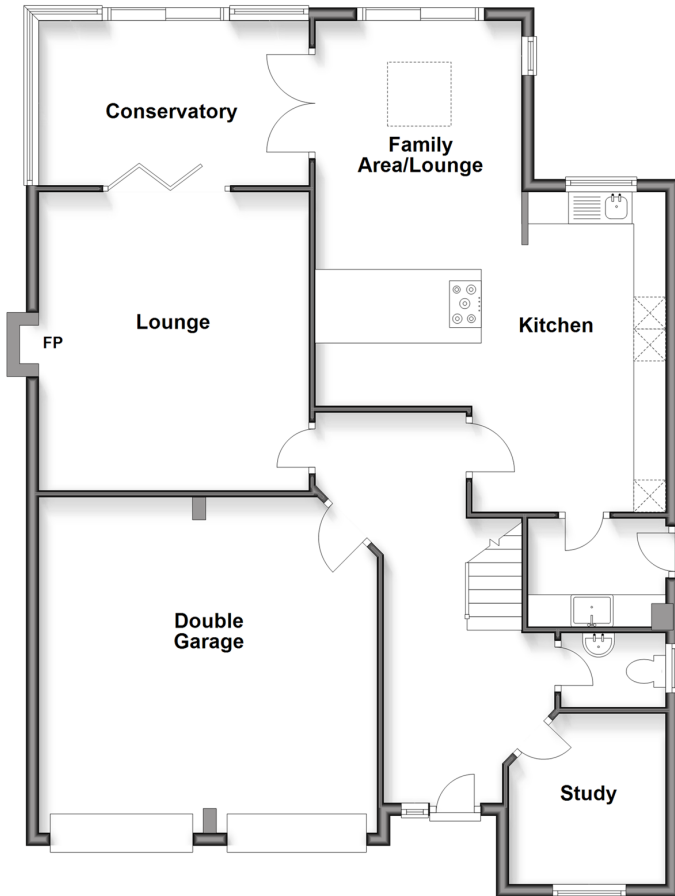
OVER 60?

Secure this property
for up to **59% less!**

Wards
Helping you move forwards

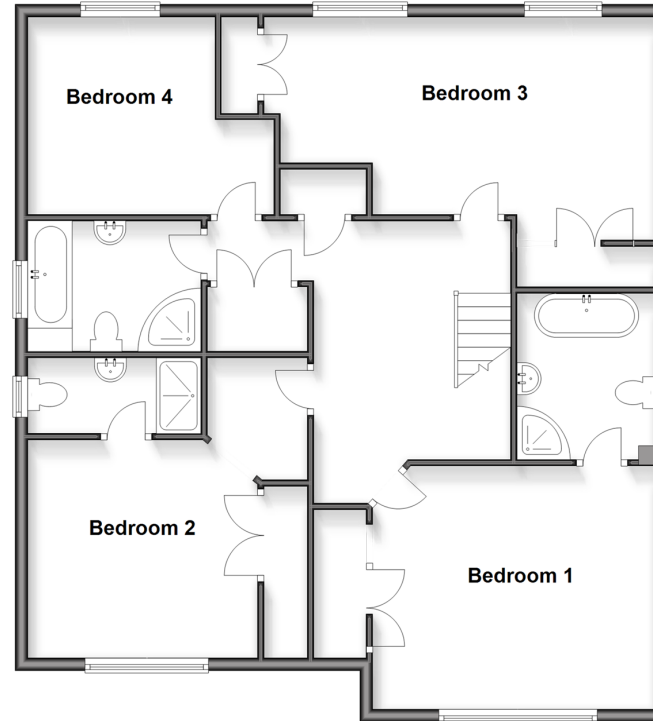
Ground Floor

Approx. 120.1 sq. metres (1293.2 sq. feet)



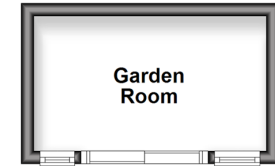
First Floor

Approx. 102.4 sq. metres (1102.0 sq. feet)



Outbuilding

Approx. 7.7 sq. metres (83.1 sq. feet)



Accommodation

GROUND FLOOR

Hallway

Cloakroom: 5'2 x 3'9 (1.58m x 1.14m)

Lounge: 15'5 x 13'11 (4.70m x 4.24m)

Study: 8'8 x 8'1 (2.64m x 2.47m)

Kitchen: 16'5 x 10'0 (5.01m x 3.05m)

Family Area/Lounge: 19'10 x 10'5 (6.05m x 3.18m)

Conservatory: 14'2 x 8'5 (4.32m x 2.57m)

Utility Room: 7'2 x 5'5 (2.19m x 1.65m)

FIRST FLOOR

Landing

Bedroom 1: 14'6 x 12'10 (4.42m x 3.91m)

Ensuite Shower Room: 8'4 x 7'2 (2.54m x 2.19m)

Bedroom 2: 12'1 x 10'10 (3.69m x 3.30m)

Ensuite Shower Room: 9'0 x 3'11 (2.75m x 1.19m)

Bedroom 3: 20'5 x 11'6 (6.23m x 3.51m)

Bedroom 4: 12'7 x 10'3 (3.84m x 3.13m)

Bathroom: 9'0 x 6'8 (2.75m x 2.03m)

OUTBUILDING

Garden Room

OUTSIDE

Double Garage: 17'6 x 17'1 (5.34m x 5.21m)

Driveway

Rear Garden



Main features

- High specification kitchen and family area/lounge, ideal for entertaining
- Double garage with driveway and electric charging point
- Generously sized bedrooms
- Potential to reconfigure an additional bedroom (subject to consents)
- Immaculately presented throughout
- Close to amenities and train station

Nearest Schools

Primary and Secondary Schools: Langafel C of E Voluntary Controlled Primary 1.0 miles, Meopham Community Primary 1.4 miles, New Ash Green Primary 2.2 miles, Helen Allison School 1.4 miles, Longfield Academy 1.5 miles, Meopham School 1.9 miles

Transport Information

Train Stations: Meopham 1.7 miles, Longfield 1.9 miles, Sole Street 2.6 miles

Address

Ryecroft, Longfield Hill, Longfield, Kent, DA3

Directions

For directions to this property please contact us.



Wards
Helping you move forwards

Call Meopham Branch 01474 813100 ■ wardsofkent.co.uk



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease

EPC RATING

CURRENT:	POTENTIAL:
D(64)	C(75)

13325384/20260213/SB/KD