



## 28 Springcroft Hartley

- Sought After Location
- Beautifully Presented & Maintained
- Extended Semi Detached Dormer Style Bungalow
- Four Bedrooms (Two Currently Used as Dining Room & Study)
- Conservatory
- Fitted Kitchen
- Two Shower Rooms
- Rear Garden with Summer Houses & Workshop
- Garage Canopy & Driveway for Several Cars
- Viewing Highly Recommended

**Price Guide**  
**£550,000-**  
**£575,000**





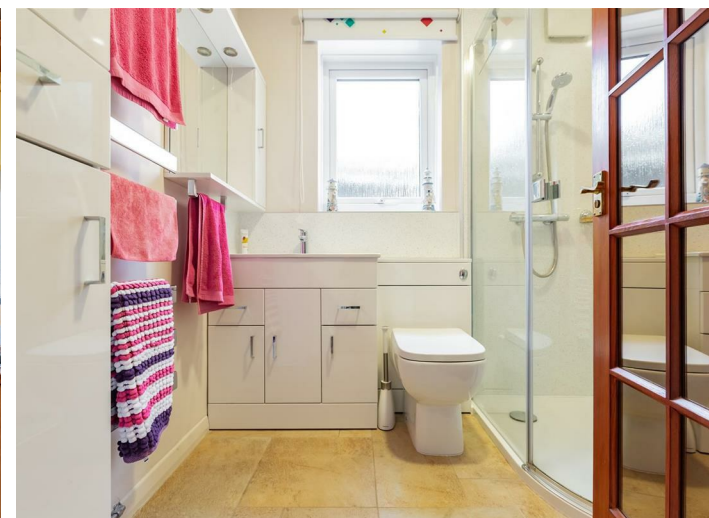
**PRICE RANGE: £550,000-£575,000.** A beautifully presented and maintained extended semi detached dormer style bungalow offering generous and versatile accommodation with ample parking.

A much sought after location in the village of Hartley, this extended family home offers excellent living accommodation including: entrance hallway, downstairs shower room, study/bedroom, dining room/bedroom, lounge/diner overlooking garden to the rear, fitted kitchen, a lovely conservatory overlooking rear garden.

Upstairs there are two double bedrooms, shower room and landing with access to eaves cupboards.

Features include gas central heating, double glazing throughout, long driveway with gates leading to additional parking and canopy with electric point.

The rear garden has been well nurtured with well established shrubs and flowers, a superb summer house, a fabulous large workshop plus a further garden shed, there are also well nurtured front garden.

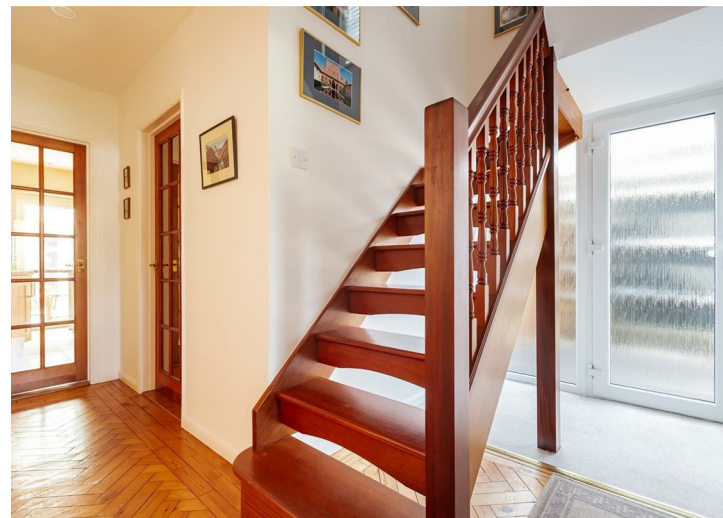




Hartley Village has local shops at Cherry Trees and The Parade, Church Road, with a Post Office and convenience store in Ash Road. There are two primary schools, a nursery school, library and a dentist, with doctors at Longfield and New Ash Green. There are further shops, supermarkets and a train station, 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.

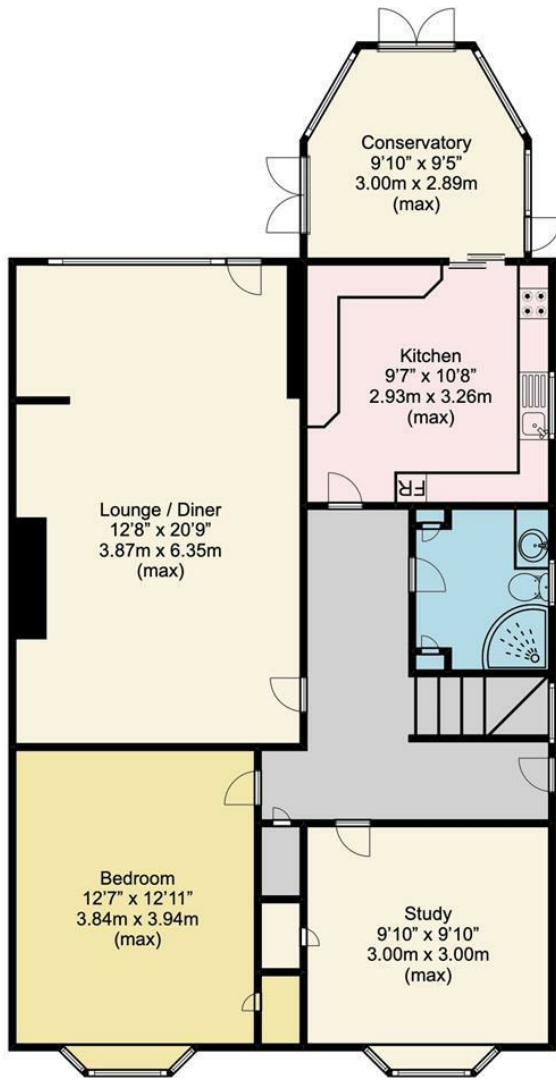
Council Tax Band: E

Fixtures and fittings by arrangement other than those mentioned.



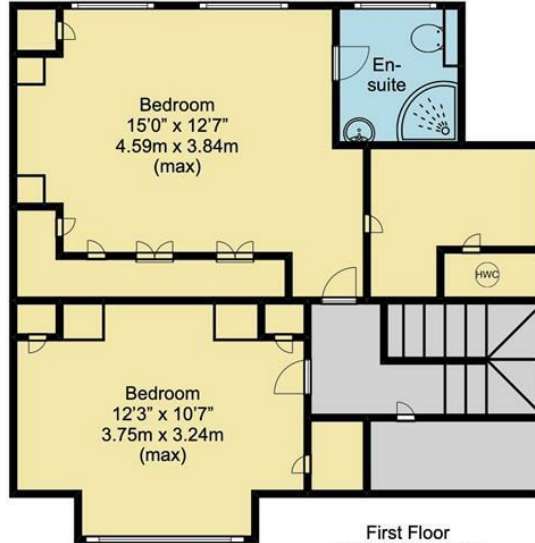




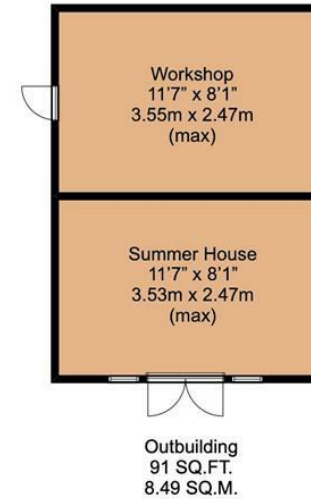


Ground Floor  
Approx. floor area  
(Excl. Outbuilding)  
833 SQ.FT.  
77.47 SQ.M.

Approx. total  
floor area  
(Excl. Outbuilding)  
1,295 SQ.FT.  
120.41 SQ.M.



First Floor  
Approx. floor area  
462 SQ.FT.  
42.94 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.

Agents Aperture  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
105-149	A		
81-101	B		
69-80	C	72	79
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

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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Kent DA3 8JG**

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