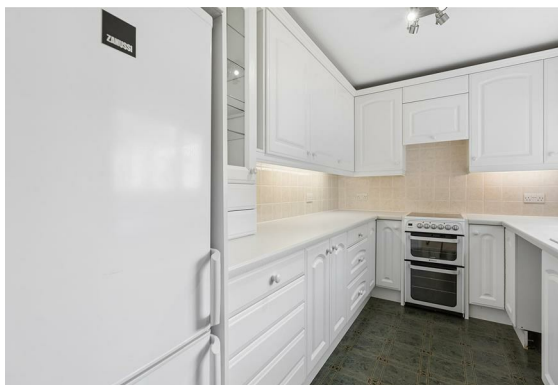




75 Capelands New Ash Green

- Sought After Location
- Extended End of Terrace House
- Three/Four Bedrooms
- Versatile Reception Rooms
- Study/Playroom/Fourth Bedroom
- Fitted Kitchen
- Dining Room/Third Reception Room
- South Facing Rear Garden on Corner Plot
- Garage to Rear
- No Onward Chain

£435,000





Located on the very edge of the village on the much sought after Capelands neighbourhood, an end of terrace extended three/four bedroom house. The property occupies a corner plot and lies in a secluded position. This popular design offers generous living accommodation and boasts a lovely south facing rear garden with garage at rear in block. Other features include gas central heating, double glazing throughout, extra reception rooms. This property also benefits from having no onward chain.

With very versatile living accommodation the property starts with an entrance porch with a downstairs cloakroom, then into the dining room with fitted kitchen to the right. The extension is to both side and rear and offers a generous study/family room/playroom/fourth bedroom, the rear extension offers another living space/summer room, there is also a living room to the rear. Upstairs three good size bedrooms, two with built in wardrobes, there is a family bathroom with bath and power shower.

Outside the south facing rear garden is mainly laid to lawn and has some well established shrubs plus a garden shed, there is a outside power supply and water tap, rear gate leads to the garage which lies to the rear being the end of a block of garages.

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.

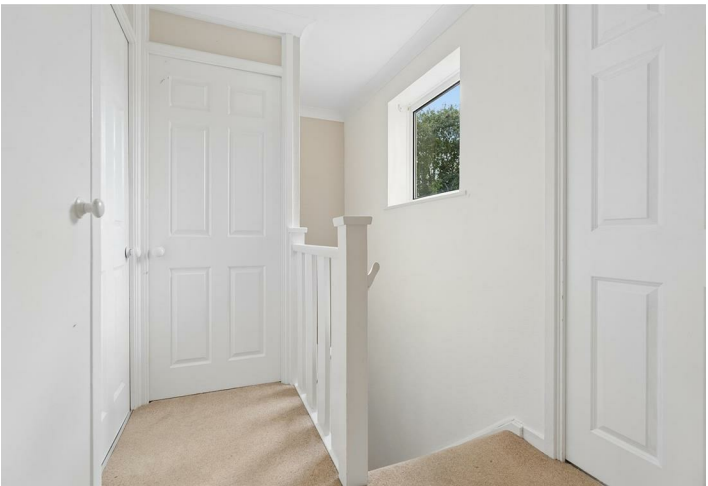
Tenure: Freehold

Council Tax Band: D

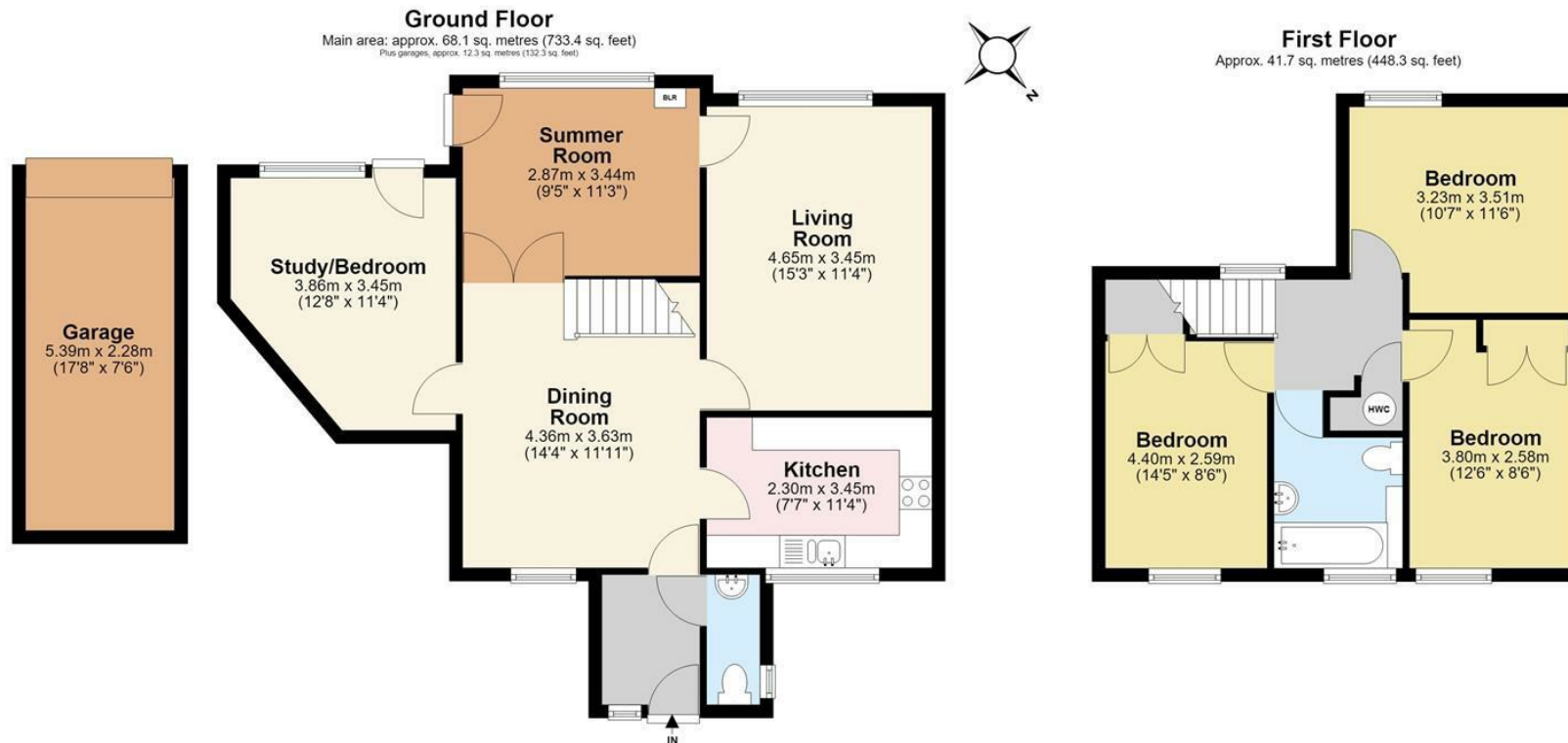
Fixtures and fittings by arrangement other than those mentioned.

Residents Society Fees and Village Association Fees apply to properties in New Ash Green, please ask for further information or contact New Ash Green Village Association directly for figures.









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
agentsaperture.co.uk
Plan produced using PlanUp.

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
102 (90-100) A	82
91 (81-101) B	
80 (69-90) C	
69 (58-79) D	
58 (47-68) E	
47 (36-57) F	
36 (25-46) G	
25 (14-35) G	
14 (3-24) G	
3 (0-13) G	
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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