







60 Ayelands
New Ash Green

- Three Bedroom Family Home
- Spacious Living Room
- Single Storey Rear Extension
- Ground Floor Cloakroom
- Separate Ground Floor Study Ideal For Home Working
- Garage Enbloc
- Double Glazing Throughout
- Gas Central Heating Throughout

Price Guide
£340,000

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PRICE GUIDE £340,000- £345,000
Located in the popular village of New Ash Green, this spacious three bedroom family home benefits from a single storey rear extension, separate study, private rear garden and garage enbloc. Offering versatile accommodation throughout the property presents an excellent opportunity for buyers looking to put their own stamp on a home.

The ground floor comprises a welcoming entrance hallway, a generously sized living room and a separate dining room within the rear extension. The dining room enjoys views over the south facing garden, with sliding patio doors providing direct access to the outside space, making it ideal for family dining and entertaining.

The property also features a fitted kitchen, a convenient downstairs cloakroom and a separate study, perfect for those working from home or requiring additional flexible space.

Upstairs, there are three well proportioned bedrooms and a family bathroom.

Externally, the property enjoys a private, enclosed rear garden with a lawn, mature trees, established planting and a paved patio area, providing an ideal space for relaxing or entertaining. A garage enbloc offers additional parking or storage.









Located within the desirable village of New Ash Green, the property is conveniently positioned for local shops, schools, green spaces and transport connections, including nearby Longfield railway station.

With its generous living accommodation, rear extension and excellent potential for modernisation, this property offers a fantastic opportunity to create a wonderful family home.

Tenure: Freehold

Council Tax Band: C

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.



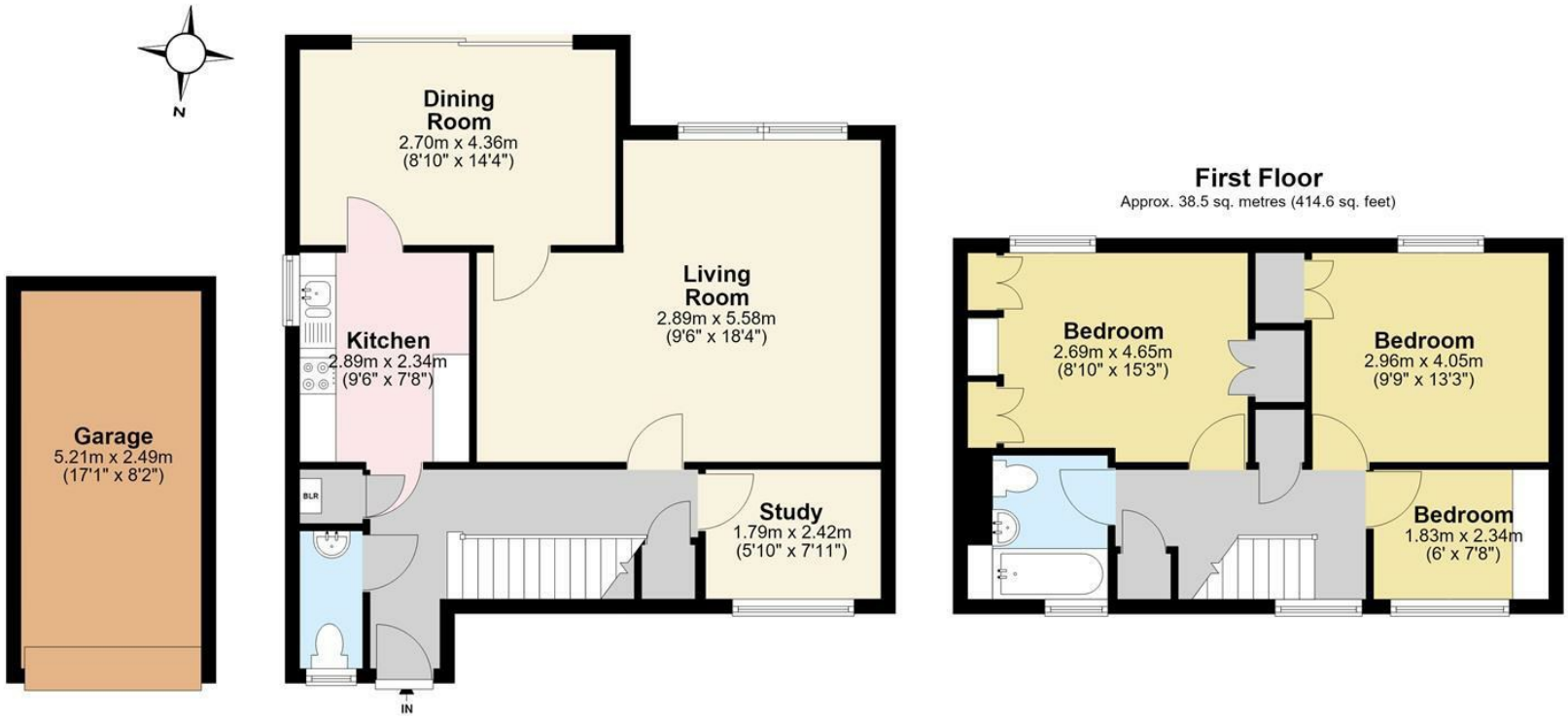




Ground Floor

Main area: approx. 58.1 sq. metres (625.2 sq. feet)

Plus garages, approx. 13.0 sq. metres (139.6 sq. feet)



First Floor

Approx. 38.5 sq. metres (414.6 sq. feet)

Main area: Approx. 96.6 sq. metres (1039.8 sq. feet)

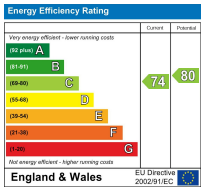
Plus garages, approx. 13.0 sq. metres (139.6 sq. feet)

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.

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Plan produced using PlanUp.



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

4 The Row, New Ash Green
Kent DA3 8JG

1 The Parade, Wrotham Road
Meopham, Kent DA13 0JL

01474 815811 / 871555

info@hartleyestates.com
www.hartleyestates.com

hartley estates
independent property agents