



**Orchard Close, New Barn, Longfield, Kent, DA3**

**Offers in excess of:  
£600,000**

# Orchard Close, New Barn, Longfield, Kent, DA3

Extended, completely refurbished (to include re-wiring and re-plumbing) and now maintained to an exemplary standard is this three bedroom, semi-detached bungalow. With further extension potential to the rear and/or side, or into the loft, STPP.

Located on a quiet close within the sought after village of New Barn, the bungalow is a great option for young or growing families, or perhaps those looking to downsize, and specifically for single-storey accommodation.

The property benefits from off-street parking in the form of a driveway and a garage, with the additional option to park on-street with no restrictions. There is a pleasant front garden which is largely laid with artificial lawn, with a block-paved patio, a gravelled flowerbed and contemporary fencing to shield the garden.

Upon entry, there is a porch which leads to a long, spacious entrance hall. Either side of this are the three bedrooms, two of which are spacious, bay fronted doubles. The master bedroom features fully fitted built-in wardrobes, plus a stylish en-suite shower room. Bedrooms two and three also feature fitted wardrobes.

Further along the entrance hall and to the left hand side, you will find the family bathroom. Finished to a high specification, this features a large corner shower cubicle, a separate bath, a toilet and a wash-hand basin. Adjoining this and for added convenience is a sizeable utility cupboard, which houses the washer and dryer.

An extension to the rear of the home has enabled a superb, open-plan, kitchen/living/dining arrangement. With this being "L" shaped, there is still enough segregation between the three areas, but it acts as a fantastic space within which to host or entertain. The living space features a bay window to the rear, and there are two sets of bi-folding doors to the garden, from the kitchen-diner.

The kitchen is well appointed and features integrated appliances, plus a bespoke walnut breakfast bar and shelving, with downlights. Beyond the kitchen is a versatile space, currently utilised as a children's games room, but as a great alternative dining area, a second TV room, or an internal home office/study. This room offers double aspect views of the garden.

The garden itself has been meticulously re-landscaped and has been designed to ensure low-maintenance. Within this South-Easterly facing space, again largely laid with artificial lawn, there is access to a garden shed with power supply, as well as the extended, detached garage.

The front part of the garage is retained with a roller door plus shelving units and room for a car, accessible via the driveway, with access also available via the garden. An extension to the rear of the garage helped to create a fantastic, self-contained office with Wi-Fi. This could alternatively be used as a children's games den, or a home gym.

The garden has even been future proofed with border lighting and armoured cable laid, perhaps for an additional cabin or summer house, or an electric-car charging point.

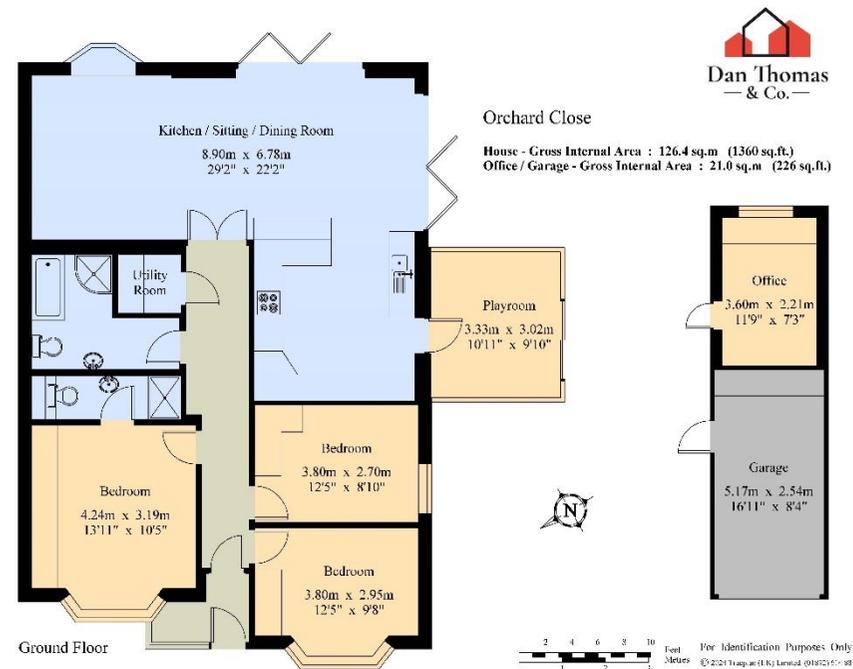
Further benefits to this home include a boarded loft which also features some racking and shelving. Within this space is an upgraded Worcester combi-boiler which is fully serviced and maintained. Each room within the house contains smart points for wired connection, whilst there is smart heating, and internal CCTV.

New Barn is very well positioned for reputable primary and secondary schools, as well as the local amenities in Longfield Village. These include Longfield train station, which offers regular services to London Victoria in just over 30 minutes, together with a Waitrose, a Co-Op, and independent stores to include a butcher a bakery, hair and nail salons, a barber shop, a pharmacy and numerous takeaway eateries.

Road links to the A2, M25, M2 and M20 are all within easy reach, as is Ebbsfleet International train station, offering High Speed services to Stratford International and St Pancras International in just 11 and 21 minutes respectively. Public buses service the area and provide routes to Gravesend and Bluewater, whilst there are also school coach services to Dartford, Gravesend and Wilmington Grammar schools.

You can also enjoy country walks to village pubs in Southfleet and Meopham, or enjoy stunning sunsets across "The Gallops" and the London skyline.

Enquire now to book your viewing slot.















Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	<b>86</b>
(69-80)	<b>C</b>	<b>76</b>
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.