



## 60 Seven Acres New Ash Green

- Sought After Neighbourhood
- Semi Detached Three Bedroom House
- Living Room
- Kitchen/Diner
- Downstairs Cloakroom
- Family Bathroom
- Attached Garage
- South Facing Rear Garden

**Price Guide**  
**£395,000**







PRICE RANGE: £395,000-£410,000. Rarely available a semi detached three bedroom house located in the sought after neighbourhood of Seven Acres. Please note the property does require some finishing off, as far as decoration is concerned, but offers a blank canvas for you to build your dream home. Tucked away in a small cul-de-sac with a gravel driveway access, and attached garage. The property also benefits from gas central heating, double glazing and a south facing secluded rear garden.

Occupying a secluded position, the property offers the following accommodation: entrance porch, downstairs cloakroom, living room with ornate wooden staircase ascending, from the living room the dining room is open to the rear and there is a fitted kitchen to rear.

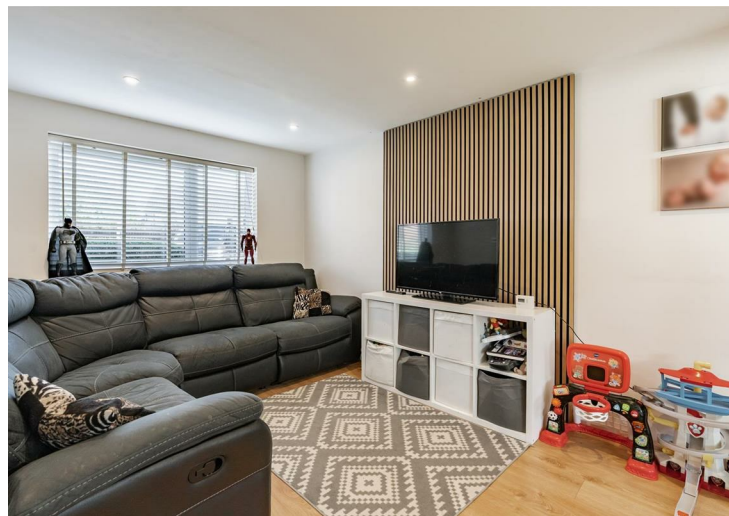
Upstairs there are three bedrooms and a family bathroom with a bath and shower cubicle.

Outside the rear garden is south facing and secluded, the garage is attached with power and light and gravel driveway to front.

Tenure: Freehold

Council Tax Band: D

Fixtures and fittings by arrangement other than those mentioned.







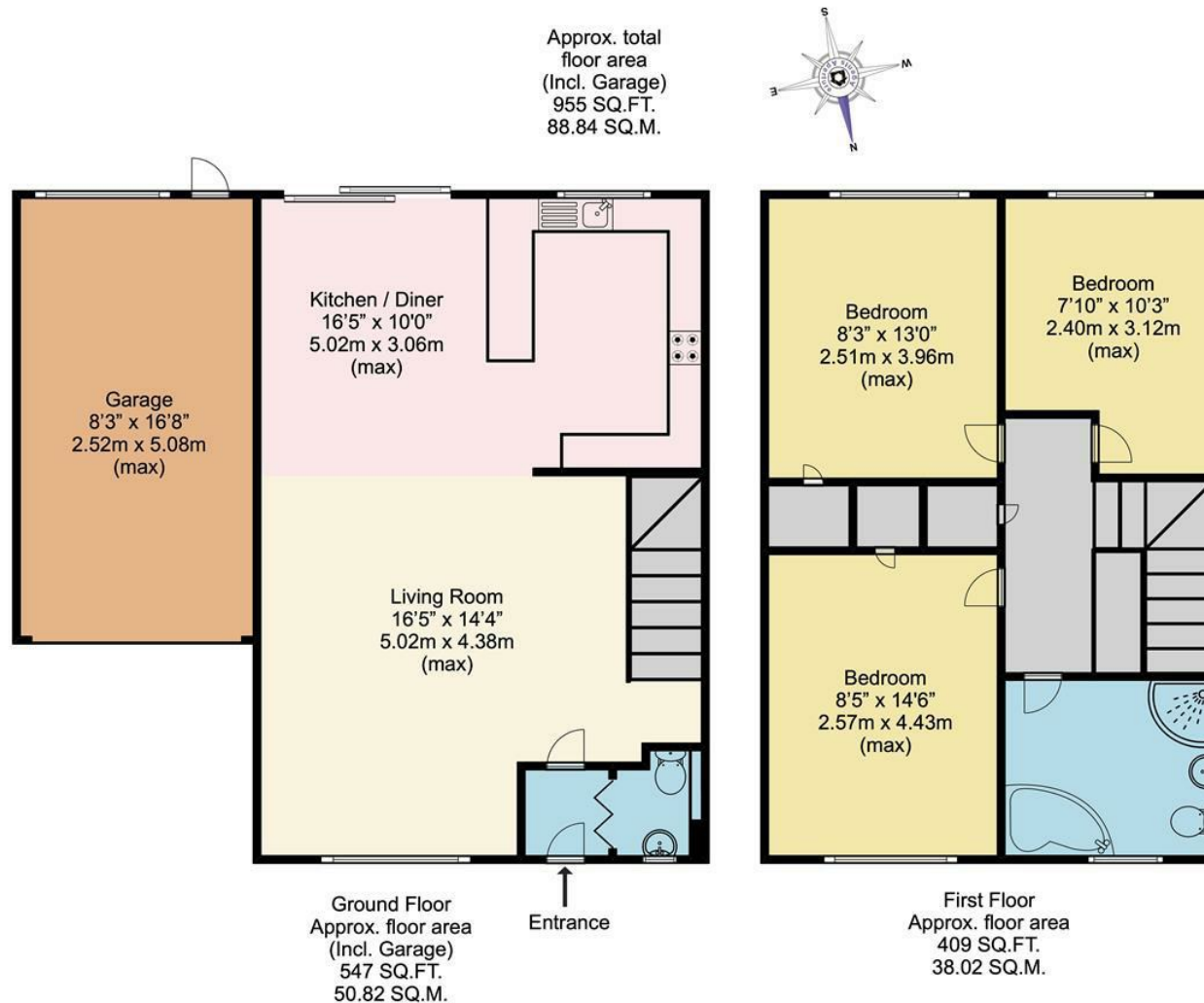
Residents Society Fees and Village Association Fees apply to properties in New Ash Green, please ask for further information or contact New Ash Green Village Association directly for figures.











**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.

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| Energy Efficiency Rating |           |
|--------------------------|-----------|
| Current                  | Potential |
|                          |           |
| 73                       | 79        |

England & Wales

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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