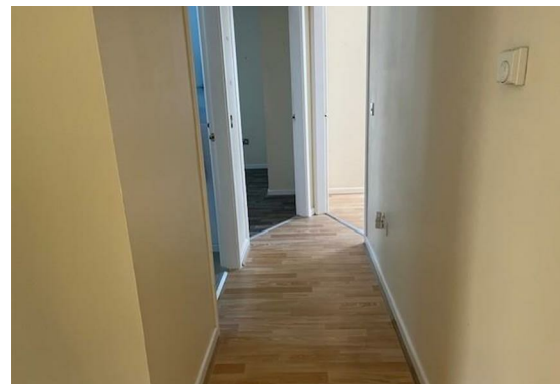




## 8 Ash Croft Court New Ash Green

- Rarely Available
- Detached Two Bedroom Bungalow
- Fitted Kitchen
- Lounge/Diner
- Gas Central Heating
- Double Glazing Throughout
- Conveniently Located
- Courtyard Rear Garden
- Garage
- End of Chain

Price Guide  
£260,000





PRICE RANGE: £260,000 - £270,000. Extremely rare to see! A detached two bedroom bungalow located in this modern gated development, conveniently located within easy walking distance to local amenities. The property has gas central heating with radiators, double glazed throughout, a courtyard garden and a garage.

Located on this delightful small development this detached bungalow would make a lovely secure home for someone. Enter into a reception hallway, there is a lounge/diner with windows front and rear and access to the fitted kitchen. Back into the entrance hall and into a fitted shower room, there are two bedrooms, both with fitted cupboards. There is a remote controlled awning to the rear.

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: Leasehold

Council Tax Band: C

We understand from the seller that this property is Leasehold with approximately 975 years remaining and subject to a residents maintenance charge, should you proceed with the purchase of the property your solicitor must verify these details.

Fixtures and fittings by arrangement other than those mentioned.

**Entrance Hall**

**Lounge/Diner**  
19'1" x 9'5"

**Fitted Kitchen**  
9'11" x 7'1"





**Bedroom One**  
10' x 8'9"

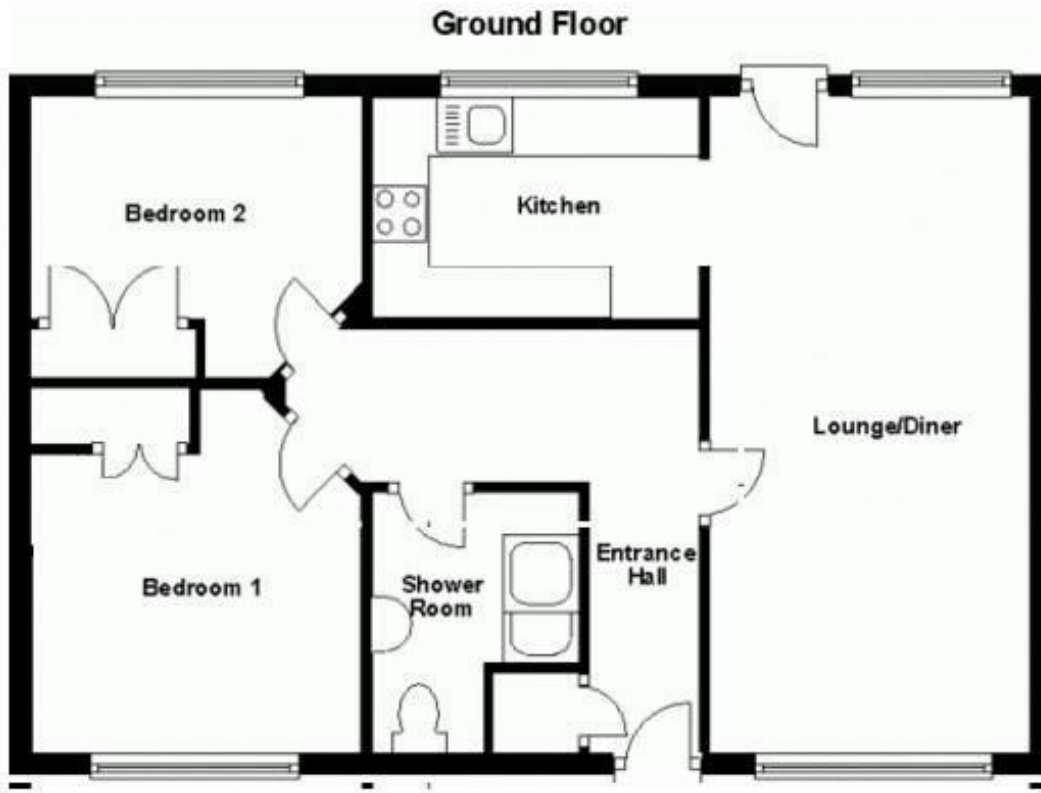
**Bedroom Two**  
10'1" x 6'6"

**Shower Room**

**Rear Garden**

**Garage**





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**

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102-110kWh A			
91-101kWh B			
80-90kWh C			
69-79kWh D		71	79
58-68kWh E			
47-57kWh F			
36-46kWh 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.