



Dan Thomas
— & Co. —



Brickfield Farm Close, Longfield, DA3 7AB

Longfield

Fixed Price

£325,000

Bedrooms: 2 | Bathrooms: 1 | Receptions: 1

This two-bedroom, semi-detached retirement bungalow is offered to the market with no forward chain, close to a variety of village amenities in Longfield. For the over 55's.

Located on the popular, Billings-built retirement estate known as Brickfield Farm, the bungalow is ready for quick occupancy, with the benefit of no immediate work required.

The property offers an entrance hall, with a large, open-plan kitchen/living/dining arrangement, featuring fitted kitchen appliances.

There are two double bedrooms, with a modernised shower room that completes the accommodation.

Externally, there is quiet, enclosed rear garden, the perfect space for someone to enjoy, without too much maintenance.

An extra benefit is the air-source heat pump, which powers the underfloor heating, throughout.

The bungalow will be sold with a brand new, 125 year lease upon completion

The property sits within walking distance of Longfield Village, where you'll find the closest mainline station, a Waitrose supermarket, a Post-office, a doctor's surgery, a dental practice, a pharmacy, and a number of dine-in or takeaway eateries.

Road links to the A2, M25, M2 and M20 are also fantastic.

Tenure: Leasehold

Lease length: 125 years upon sale

Service Charges: £1290 per annum

Ground Rent: £0





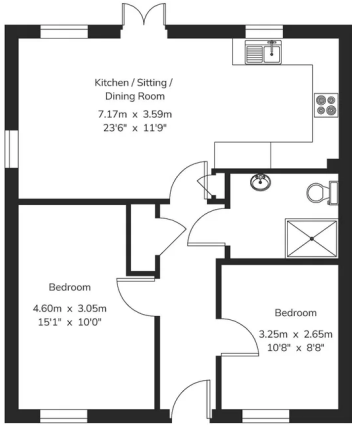


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		92
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



3 Gallops View

Gross Internal Area : 60.7 sq.m (653 sq.ft.)

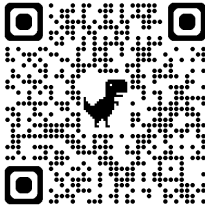


Ground Floor



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