



# 134 Punch Croft New Ash Green

- Three Bedroom End of Terrace
- No Onward Chain
- Downstairs Cloakroom
- Garage in Nearby Block
- Private Rear Garden
- Potential to Update & Modernise

£320,000





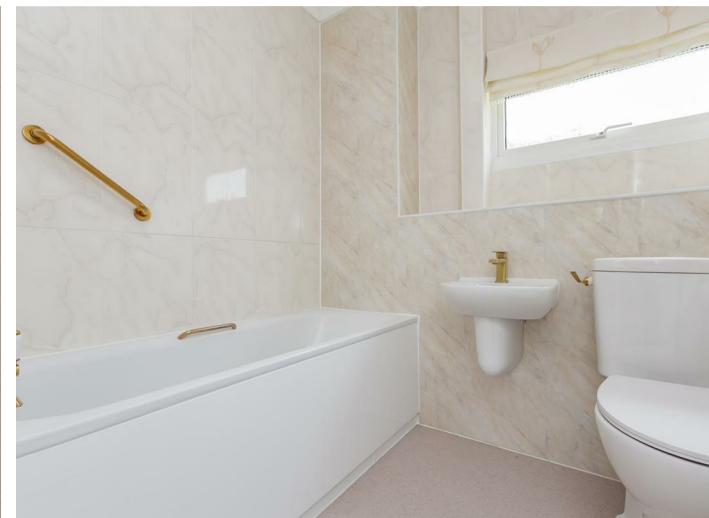
Situated in the sought after village of New Ash Green, this three bedroom end of terrace property offers an exciting opportunity for buyers looking to create their perfect home. Offered with no onward chain and brimming with potential, this property is ideally located just a short stroll from local shops, schools and village amenities.

Designed by renowned architect Eric Lyons (Span), the home benefits from a thoughtful layout and bold design synonymous with Span developments. The ground floor comprises a bright entrance hallway with a downstairs cloakroom, a spacious lounge, and a fitted kitchen/dining room with garden access from both lounge and kitchen via patio doors.

Upstairs, there are three good sized bedrooms with the master incorporating a split level feature and a family bathroom.

Outside, there is a good sized garden with mature bedding plants and a garage located in a nearby block, providing a storage/parking option.

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: Freehold

Council Tax Band: C

Fixtures and fittings by arrangement other than those mentioned.

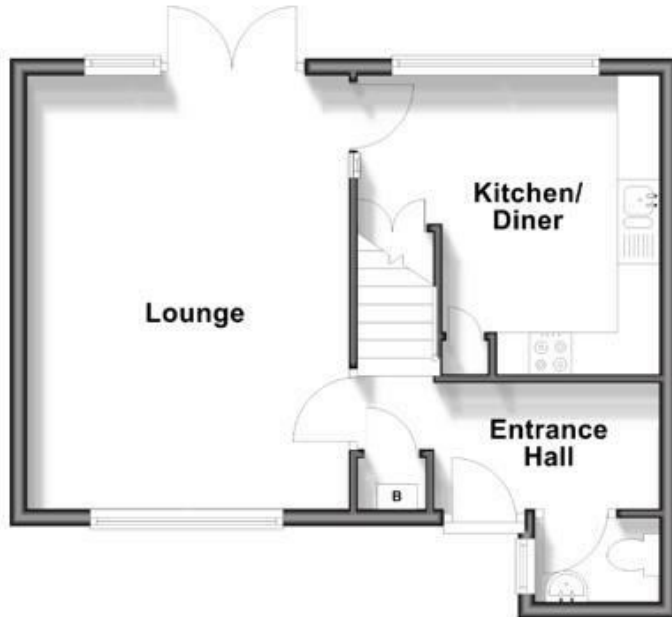
Residents Society Fees and Village Association Fees apply to properties in New Ash Green, please ask for further information or contact New Ash Green Village Association directly for figures.



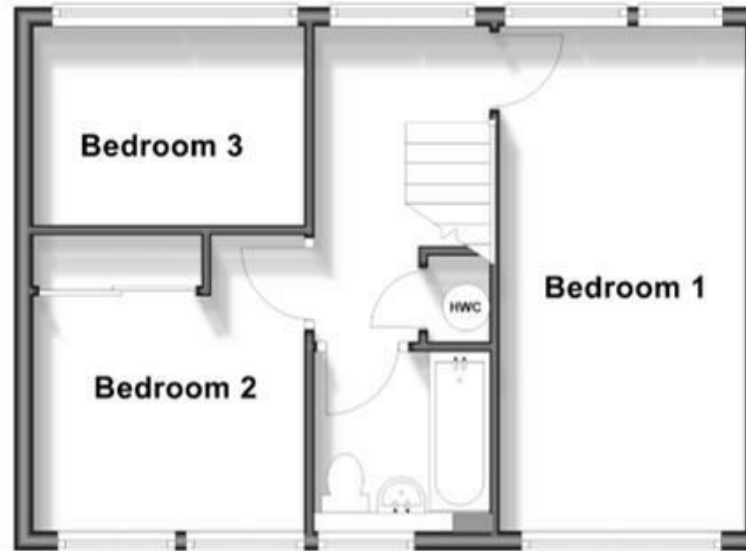




Approx. 40.2 sq. metres (433.2 sq. feet)



Approx. 40.0 sq. metres (430.0 sq. feet)



Open: Monday-Friday 9am-5.30pm  
Saturday 9am-5pm

**4 The Row, New Ash Green  
Kent DA3 8JG**

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Meopham, Kent DA13 0JL**

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Energy Efficiency Rating	
Very energy efficient - lower running costs	Current
92-100 A	85
81-91 B	
69-80 C	
55-68 D	
39-54 E	
21-38 F	
1-20 G	
Very energy inefficient - higher running costs	67

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.