



St. Johns Lane, Hartley, Longfield, Kent, DA3

**Offers in excess of:
£600,000**

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Completely transformed, refurbished and now maintained to exacting standards is this spacious, contemporary, detached family home, located in a sought after position within Hartley.

The property boasts a striking kerb appeal with a grey composite clad and grey garage door. The frontage is generous allowing off-street parking for plenty of vehicles.

Downstairs, an entrance porch opens to a large entrance hall with fitted storage cupboards. From here, there is access to a downstairs toilet for convenience, located under the stairs. The space has been reconfigured to allow for stylish, open-plan living, with a stunning new kitchen boasting fully fitted appliances and breakfast/dining island. From the kitchen is a side door to the garden.

To the rear, there is a newly refurbished conservatory, a great additional dining space, or area in which to host/entertain. Separately, to the front of the home, there is a family/snug lounge, which offers a lovely, double aspect and plenty of natural light.

Upstairs, there are two spacious double bedrooms, both of which feature fitted wardrobes or storage. There is then one, slightly smaller third double. A family sized bathroom completes the accommodation, finished to a high specification and including shower-over-bath, toilet, wash/hand basin with storage, plus heated towel rail. A further benefit is a loft space, for storage.

Externally, there is a pleasant, low maintenance rear garden. Benefitting from side access, the space is largely laid-to-lawn. There is easy access to the garage, which has been sub-partitioned – currently utilised as a home gym to the front, with a spacious utility area at the rear.

As part of the refurbishment, this home has also been treated to a full electrical re-wire, a new boiler with new radiators throughout, new windows and doors throughout, plus new guttering and fascias.

The property is within walking distance of two village parades at Church Road and Cherry Trees, and is also within close proximity to two the village's two reputable (Outstanding!) primary schools.

The village Country Club and Post Office are also within walking distance, whilst the neighbouring village of Longfield offers an even wider selection of amenities, including a Waitrose Supermarket, and the mainline train station, which provides regular, direct services to London Victoria and the Kent Coast.

Road links to the A2, M25, M2 and M20 are within easy reach, as are Ebbsfleet International train station (High Speed) and Bluewater Shopping Centre.

For those with children or pets, Hartley Woods and Manor Field are both nearby, for a number of woodland & countryside walks.

Enquire now to book your viewing slot.

Tenure: Freehold
Council Tax Band: F



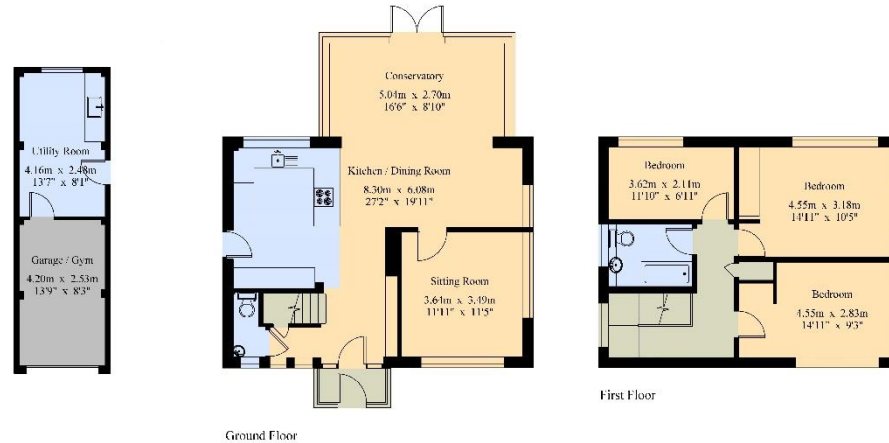






St Johns Lane

House - Gross Internal Area : 119.4 sq.m (1285 sq.ft.)
Garage - Gross Internal Area : 20.9 sq.m (224 sq.ft.)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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Disclaimer

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