



166 Knights Croft New Ash Green

- Beautifully Presented & Improved
- End of Terrace Three Bedroom House
- Fabulous Fitted Benchmark Kitchen/Diner
- Lovely Living Room with Double Glazed Patio Doors
- Downstairs Shower Room
- Gas Central Heating with Radiators
- Double Glazing Throughout
- Main Bedroom with High Cathedral Ceiling
- Garage at End of Garden

£355,000





Radiating modern charm, this beautifully presented and improved end of terrace house is perfectly located on the edge of the village overlooking one of the many open green lands.

This lovely home has been tastefully decorated by the current owners. Built by the renowned architect Eric Lyons (Span Ltd) whose ethos was bringing natural light into your home.

Amongst the many improvements include a replaced gas central heating boiler, a new roof, replaced double glazing to ground floor, a charming modern Benchmarx fitted kitchen, recently fitted downstairs shower room. We understand that the property has been rewired and new cladding to the front. This property also has a secluded rear garden with door leading into garage at the end of the garden.

Step inside the entrance porch with door leading to a fabulous downstairs shower room, from the entrance porch enter into the beautiful living room with its recently completed wooden flooring with plenty of space to relax and with double glazing to rear overlooking the garden, the Benchmarx fitted kitchen/diner is just delightful with integrated appliances.





On the first floor you will find three bedrooms, the main bedroom with high cathedral ceiling, there is also a family bathroom.

Outside there is a delightful secluded part walled rear garden giving access to the garage.

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.

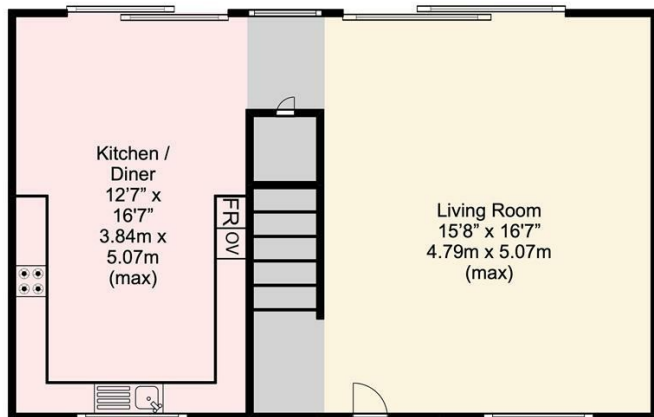
Residents Society Fees and Village Association Fees apply to properties in New Ash Green, please ask for further information or contact New Ash Green Village Association directly for figures.



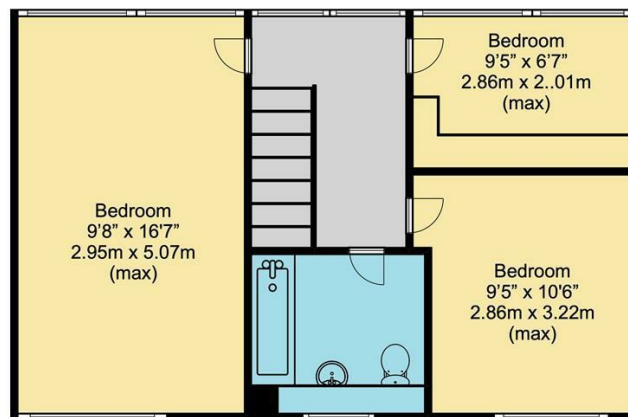




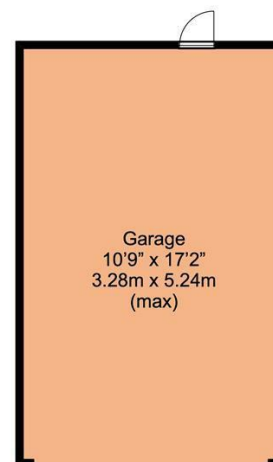
Approx. total
floor area
(Excl. Garage)
912 SQ.FT.
84.82 SQ.M.



Ground Floor
Approx. floor area
(Excl. Garage)
488 SQ.FT.
45.33 SQ.M.



First Floor
Approx. floor area
00 SQ.FT.
39.49 SQ.M.



Garage
185 SQ.FT.
17.18 SQ.M.

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
Very energy efficient - lower running costs			
101-120	A		
81-100	B		
61-80	C		
41-60	D		
21-40	E		
1-20	F		
1-10	G		
Not energy efficient - higher running costs			
England & Wales		69	76
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.

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

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