



## 72 Seven Acres New Ash Green

- Four bedroom Link Detached Family House
- Two Reception Rooms
- Gas Central Heating
- Double Glazed Throughout
- Rear Gardens
- Attached Garage & Driveway
- End of Chain

£475,000





Located at the end of the cul-de-sac on this popular neighbourhood, a detached four bedroom family house offered chain free!

The property features: Gas central heating, double glazing, rear gardens and attached garage with gravel driveway.

The accommodation includes; entrance hallway, downstairs cloakroom, dining room and separate living room, fitted kitchen, four bedrooms and family bathroom with separate bath and walk in shower.

Outside, the home enjoys a good-sized rear garden— perfect for outdoor dining, play, or relaxing in privacy. To the front, there is a driveway providing off-road parking and access to the attached garage.

Tenure: Freehold

Council Tax Band: E

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.

Fixtures and fittings by arrangement other than those mentioned.

**Entrance Hall**

**Downstairs Cloakroom**





**Dining Room**

14'5" x 10'

**Lounge**

20'2" x 11'6"

**Kitchen**

9'11" x 9'8"

**Landing**

**Bedroom One**

11'7" x 11'5"

**Bedroom Two**

11'6" x 10'11"

**Bedroom Three**

8'7" x 8'3"

**Bedroom Four**

8'4" x 6'10"

**Bathroom**

7'1" x 6'10"

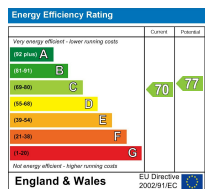
**Rear Garden**

Mainly laid to lawn, patio area, side access.

**Attached Garage**

To side, power and light, gravel drive.





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

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

**1 The Parade, Wrotham Road  
 Meopham, Kent DA13 0JL**

**01474 815811 / 871555**

info@hartleyestates.com  
 www.hartleyestates.com

