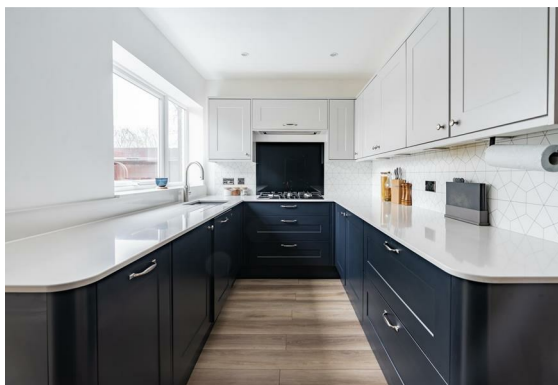




23 Colt Stead New Ash Green

- End of Terrace Three Bedroom House
- Spacious Lounge/Diner
- Beautifully Fitted 'Howdens' Kitchen with Integrated Appliances
- Gas Central Heating
- Double Glazing Throughout
- Garage at End of Rear Garden
- End of Chain

£355,000



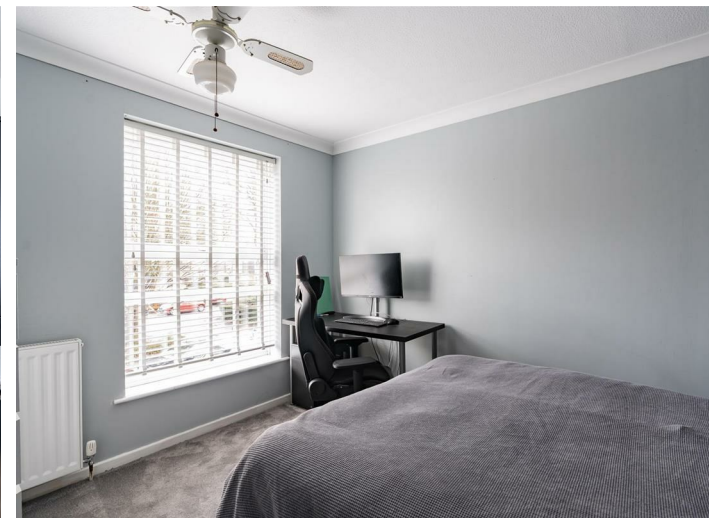


Excellent opportunity to purchase a delightful end of terrace three bedroom house that boasts a extended garage at end of garden with off road parking in front. The property also has a stunning recently fitted 'Howdens' kitchen with integrated appliances, gas central heating and double glazing throughout. The property also benefits from having no onward chain concerns.

Located in a convenient position being within walking distance to local amenities this Bovis built end of terrace house offers the following living accommodation:- there is a entrance porch to front that leads into a spacious lounge/diner with staircase ascending, the beautifully fitted kitchen with integrated fridge/freezer, dish washer, double oven and microwave, hob and a washer dryer is just a dream!, there is also a downstairs cloakroom and rear lobby that leads to the rear garden. On the first floor there is a landing, three bedrooms and bathroom.

Outside the rear garden is mostly laid to lawn with flower borders and a personal door into the garage. The garage has been extended to give extra store room and has an up and over door to front and off road parking.

New Ash Green benefits from local facilities which include local shops, doctor and dental surgeries,





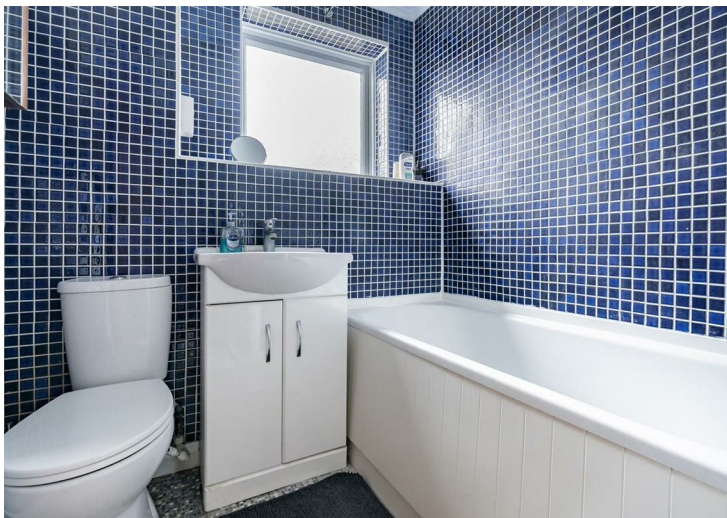
health clinic, primary school and nurseries, access to grammar and secondary schools, public library. Bus services to main line railway station at Longfield offering services to London as well as a commuter coach service to London. There are road links from this area giving access to A2/M2, A20/M20, 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: D

Fixtures and fittings by arrangement other than those mentioned.

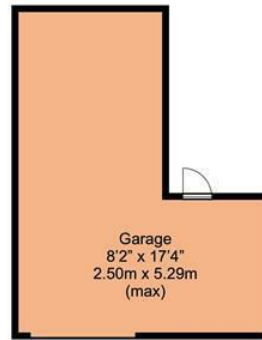
Residents Society Fees and Village Association Fees apply to properties in New Ash Green, please ask for further information or contact New Ash Green Village Association directly for figures.



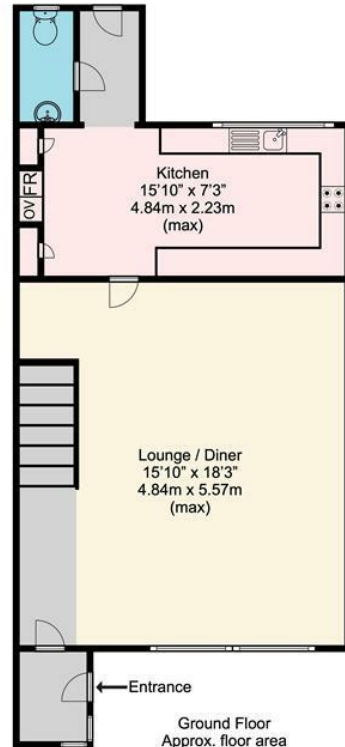




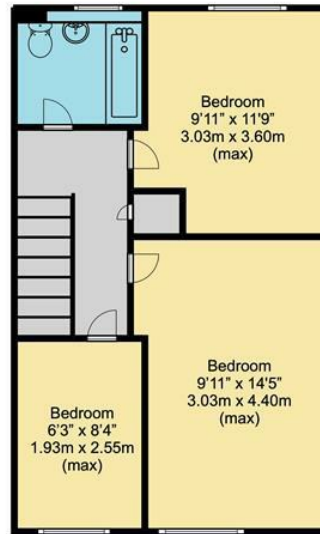
Approx. total
floor area
(Excl. Garage)
891 SQ.FT.
82.84 SQ.M.



Garage
177 SQ.FT.
16.42 SQ.M.



Ground Floor
Approx. floor area
(Excl. Garage)
471 SQ.FT.
43.79 SQ.M.



First Floor
Approx. floor area
420 SQ.FT.
39.05 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
102-155 kWh A		
91-101 kWh B		
80-90 kWh C		
69-80 kWh D		
58-68 kWh E		
47-57 kWh F		
36-46 kWh G		
Not energy efficient - higher running costs		
England & Wales	70	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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