97 Punch Croft
New Ash Green

- Mid Terrace Three Bedroom House
- Living Room
- Kitchen/Diner
- Main Bedroom with Cathedral Ceiling
- Second Bedroom with Mezzanine Floor
- Double Glazing Throughout
- Rear Garden
- Garage In Block to Front
- No Onward Chain

£310,000

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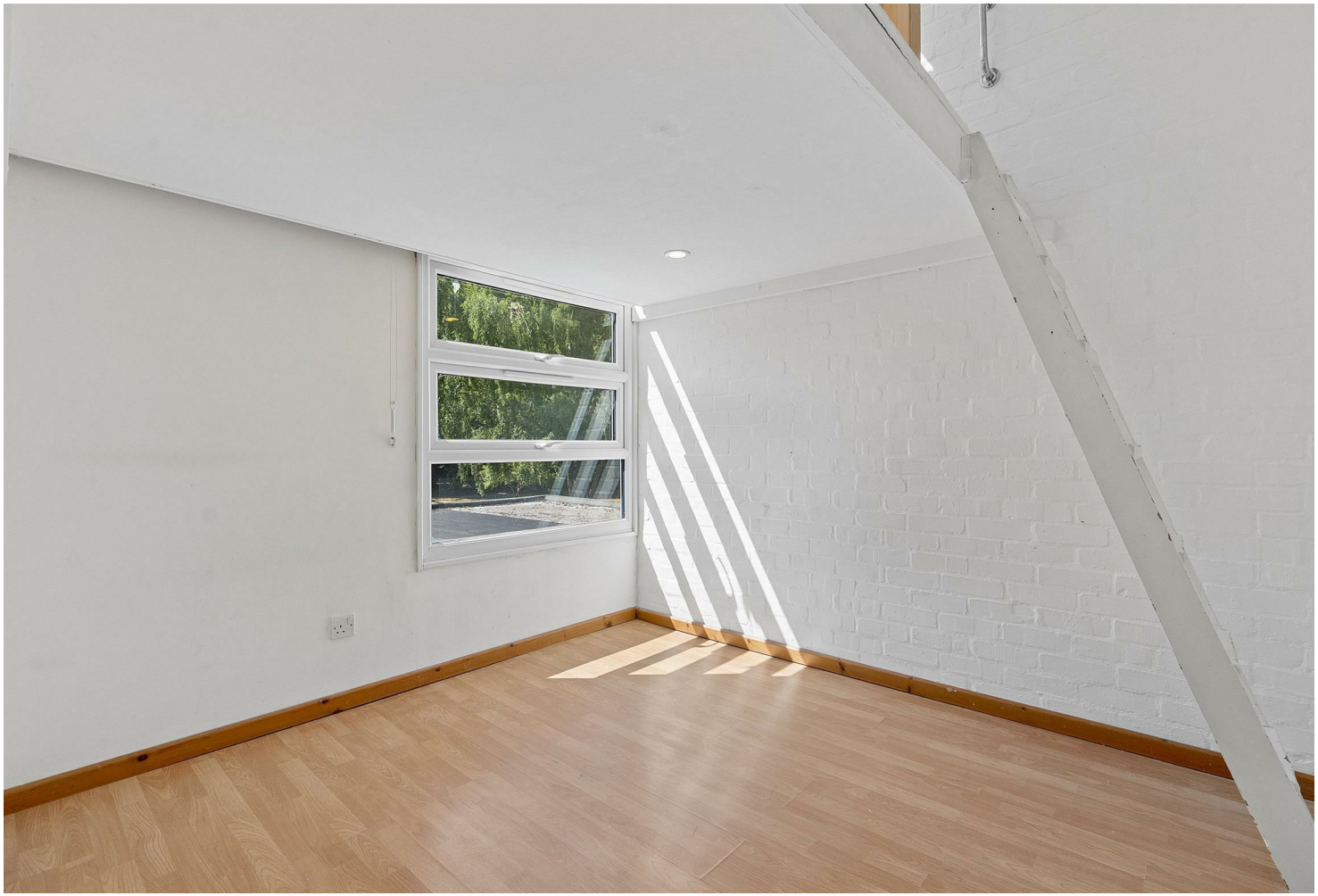
A truly delightful location on this well established and sought after Punch Croft neighbourhood. Although in need of modernisation the potential is there! This mid terrace three bedroom house offers excellent living accommodation and is offered with no onward chain. Built by the renowned architect Eric Lyons (Span Ltd) with full length windows to rear giving lots of natural light.

The living accommodation starts with an entrance porch, living room with full length windows overlooking the rear garden, kitchen/diner with window to front and full length windows to rear.

Upstairs there are three bedrooms, main bedroom has high cathedral ceiling, the second bedroom has a mezzanine floor, third bedroom to the rear, there is a bathroom upstairs.

Outside there is a rear garden and a garage in the middle of the block to front.

Other features include gas warm air central heating with recently upgraded system, double glazing throughout, we understand the house and garage have recently been re-roofed.



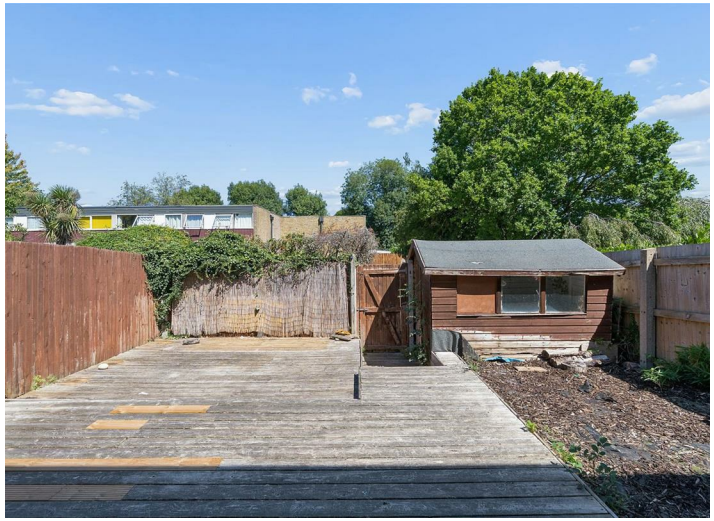
New Ash Green benefits from local facilities which include local shops, doctor and dental surgeries, health clinic, primary school and nurseries, access to grammar and secondary schools, public library. Bus services to main line railway station at Longfield offering services to London as well as a commuter 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

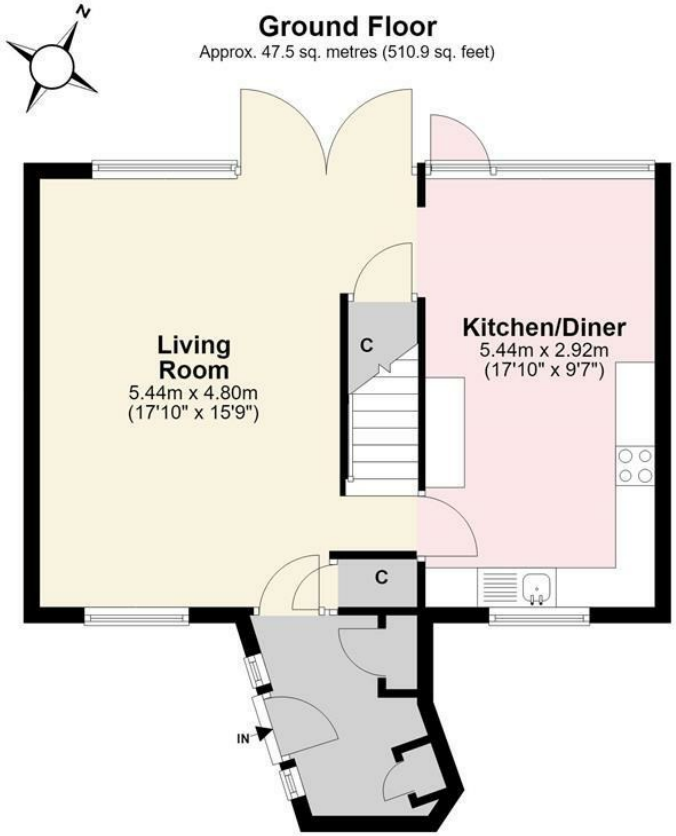
Council Tax Band: C

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.

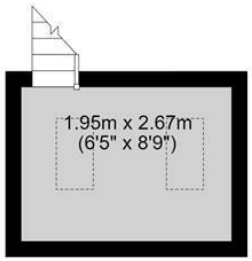


Ground Floor
Approx. 47.5 sq. metres (510.9 sq. feet)



First Floor
Approx. 42.2 sq. metres (454.4 sq. feet)

Mezzanine
Approx. 5.2 sq. metres (56.1 sq. feet)



Total area: approx. 94.9 sq. metres (1021.4 sq. feet)

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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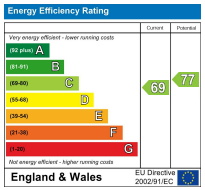
Plan produced using PlanUp.



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

hartley estates
independent property agents