



3 Hawthorns Hartley

- Sought After Village & Walking Distance of Railway Station
- Mid Terrace Two Bedroom House
- Newly Fitted Kitchen
- Living Room Overlooking South Facing Rear Garden
- Gas Central Heating
- Double Glazing
- Allocated Parking
- No Onward Chain

Price Guide
£300,000



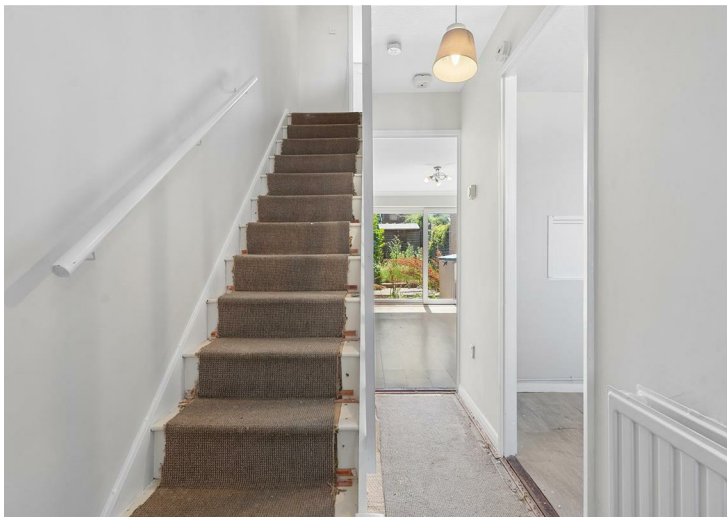


PRICE RANGE: £300,000 - £315,000. Occupying a great location in the sought after village of Hartley, a mid terrace two bedroom house. The property has recently had a new kitchen fitted and is offered with no onward chain. Other features include gas central heating, double glazing, south facing rear garden, allocated parking. The property is also within walking distance of Longfield railway station and shopping facilities.

With views over 'The Gallops' (open farmland) to the front of the property, this property would make a delightful home for someone with its excellent location and a blank canvas to create your perfect home.

The accommodation includes entrance porch, entrance hallway with staircase ascending, recently fitted kitchen to front, living room to the rear overlooking the rear garden. Upstairs there are two bedrooms and bathroom. Outside there are front garden and allocated parking space.

Hartley Village has local shops at Cherry Trees and The Parade, Church Road, with a Post Office and convenience store in Ash Road. There are two primary schools, a nursery school, library and a dentist, with doctors at Longfield and New Ash Green. There are further shops, supermarkets and a train station, with

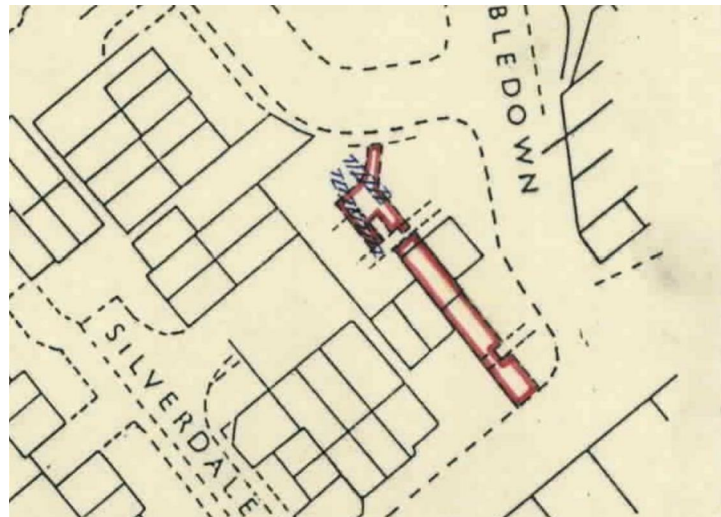




services to London Victoria, in Longfield. Hartley Country Club, set in 10 acres of glorious Kent countryside, offers a unique combination of sporting and social attractions. There are good, local road networks and all are within approximately 5.5 miles; the A2 giving access to the M2, M25 and Dartford River Crossing; and the A20 leading to the M20 and M25. Ebbsfleet International Station, providing fast services to St Pancras and Europe, is also within approximately 5.5 miles. The Bluewater Shopping Centre, with its varied range of shops and recreational facilities, is approximately 5 miles from Hartley Village.

Council Tax Band: C

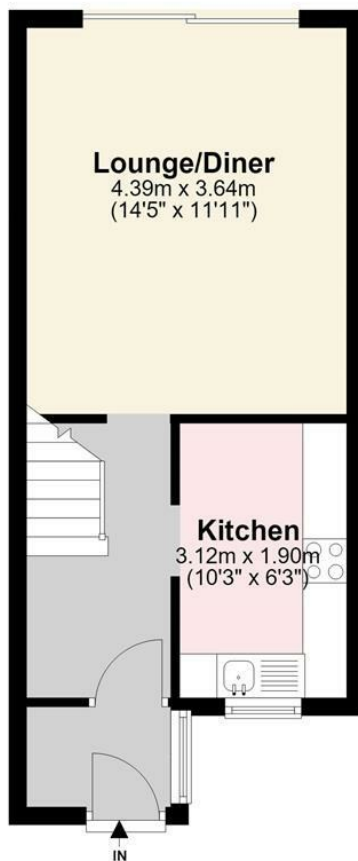
Fixtures and fittings by arrangement other than those mentioned.





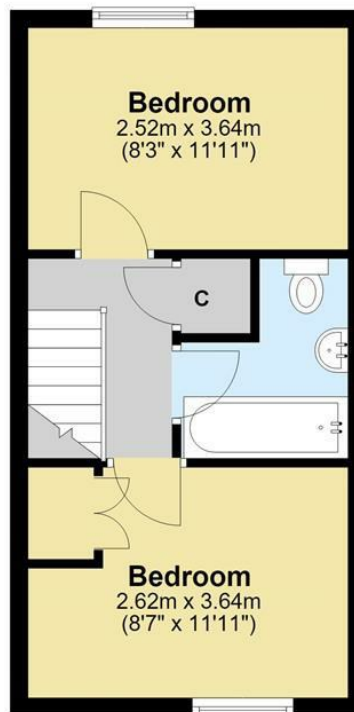
Ground Floor

Approx. 29.7 sq. metres (320.1 sq. feet)



First Floor

Approx. 27.7 sq. metres (298.2 sq. feet)



Total area: approx. 57.4 sq. metres (618.2 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.

Agents Aperture
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Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
102-149 kWh A		
81-101 kWh B		
69-80 kWh C		
55-68 kWh D		
48-54 kWh E		
41-47 kWh F		
35-39 kWh G		
Not energy efficient - higher running costs		
England & Wales	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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