



## 84 Millfield New Ash Green

- No Onward Chain
- End Of Terrace Property
- Three Bedrooms
- Spacious Kitchen/Diner
- Modern Decor Throughout
- Low Maintenance  
Landscaped Rear Garden
- Garage In Nearby Block
- Gas Central Heating With  
Boiler Installed 2023
- Double Glazing Throughout

**Price Guide**  
**£325,000-£335,000**





**PRICE GUIDE £325,000-£335,000**

Offering the perfect blend of iconic Span architecture and modern family living, this beautifully presented home enjoys a peaceful position within the Millfield development, renowned for its attractive communal greens, mature landscaping and strong sense of community. Early viewing is highly recommended.

Occupying a desirable end position, the property offers bright and spacious accommodation extending to approximately 776.3 sq. ft. / 72.1 sq. m., with the characteristic vaulted ceilings, large windows and open plan feel that have made Span homes so enduringly popular. The property has been well maintained and benefits from a modern gas central heating system with a replacement boiler installed in 2023.

The ground floor comprises a welcoming entrance hall leading to a generous living room with bespoke media wall. A spacious open plan kitchen/dining room fitted with a comprehensive range of units and offering direct access to the rear garden completes the downstairs living space.

Upstairs, the impressive vaulted landing leads to three well proportioned bedrooms, including a generous principal bedroom, together with a modern family bathroom.





Externally, the property benefits from a low maintenance, landscaped rear garden featuring extensive decking, an artificial lawn and a covered entertaining area, creating the perfect space for relaxing or hosting guests throughout the year, the garden also benefits from a large storage shed. The garage, situated within a nearby block, provides additional storage and parking.

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.

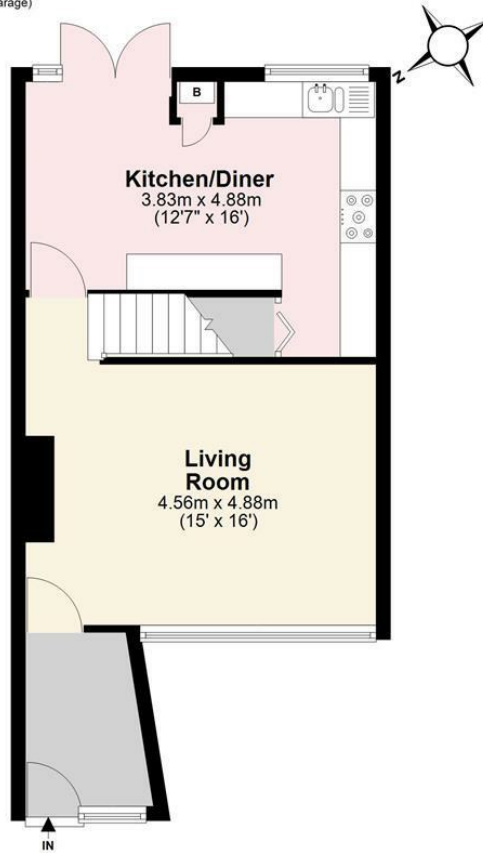






### Ground Floor

Approx. 40.9 sq. metres (440.2 sq. feet)  
(excluding Garage)



### First Floor

Approx. 31.2 sq. metres (336.2 sq. feet)  
(excluding Bedroom)



Total area: approx. 72.1 sq. metres (776.3 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.

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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
105-149	A		
81-101	B		
69-80	C		
55-68	D	69	79
39-54	E		
21-38	F		
1-20	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.