

Ash Road, Hartley, Longfield, DA3 7EF

Longfield

Offers Over

£750,000



Bedrooms: 4 | **Bathrooms:** 1 | **Receptions:** 2

NO FORWARD CHAIN

Extending to approximately 1,840 sq. ft. (171 sq. m.), the property, built by reputable local house builder RJ Billings, provides an excellent amount of existing accommodation, with considerable scope for modernisation, reconfiguration, and potential extension, subject to the necessary planning permissions.

Whilst the property is now a little dated in its presentation, it is clear that the home has been well looked after over the years, providing an excellent foundation for a new owner to update and personalise to their own taste. The generous proportions throughout, combined with the size of the plot, make this a particularly exciting prospect for buyers seeking a property with genuine long-term potential.

The ground floor offers a welcoming entrance hall leading through to a spacious lounge, alongside a separate dining room and kitchen. The existing arrangement provides a good degree of separation between the principal reception areas, whilst also offering scope for a purchaser to explore alternative layouts to suit modern-day living. A downstairs cloakroom adds further convenience, while the integral single garage provides useful additional space.

Upstairs, the first floor accommodates four well-proportioned bedrooms, all served by a family bathroom. The bedroom sizes offer flexibility for family living, guest accommodation or working from home, with the overall layout and spacious galleried landing, providing plenty of opportunity to modernise, enhance or reconfigure.

Externally, the property occupies a substantial plot with a particularly generous frontage, offering considerable potential for landscaping. The size of the frontage also presents an opportunity to explore the provision of further off-road parking, should a purchaser wish to maximise the available space. The integral single garage is a valuable addition, offering practical parking or storage, with the possibility of conversion to additional living accommodation, subject to the necessary consents and building regulations. The rear garden is pleasant and largely laid-to-lawn.

Green Garth represents a rare opportunity to acquire a detached home with such generous existing accommodation and scope to add value in a desirable village setting. Whether the next owner chooses to undertake a programme of internal refurbishment, reconfigure the layout or investigate the potential for enlargement, the property offers an excellent canvas from which to create a home tailored to individual requirements.

Hartley is a popular village known for its community atmosphere and attractive residential surroundings. Local amenities include village shops, a post office, a country club and other everyday conveniences, while nearby Longfield provides a wider selection of shops and services (Waitrose), together with a mainline railway station offering services towards London and the Kent coast. The area is well served by reputable local schools, with further leisure and recreational facilities available in the surrounding villages. Road connections provide access to the A2, M25 and wider motorway network, making the location convenient for commuters and those travelling across Kent and beyond.

Bluewater shopping centre and Ebbsfleet International, for a High-Speed link to London,











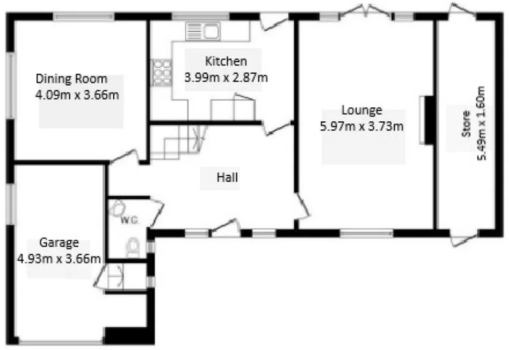




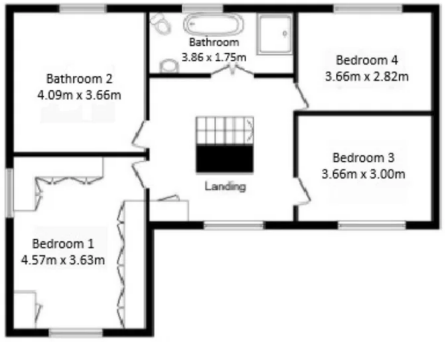








Ground Floor



First Floor

Total floor area 171.0 m² (1,840 sq.ft.) approx

Dan Thomas
— & Co. —

