



69 Punch Croft New Ash Green

- Uniquely Designed Terrace House
- Three Bedrooms
- New Carpets Throughout
- Recently Replaced Gas Central Heating Boiler
- Living Room Overlooking Rear Garden
- Fitted Kitchen/Breakfast Room
- Garage
- No Onward Chain

Price Guide
£300,000





PRICE RANGE £300,000 - £305,000. A well presented mid terrace home located overlooking one of the many landscaped greens on this well established neighbourhood of Punch Croft. Built by the renowned architect Eric Lyons (Span Ltd), the property is very light and airy with double glazed windows throughout. Excellent first time purchase or if someone was

looking to downsize.

Occupying a quiet position the accommodation includes: wide entrance porch, fitted kitchen/breakfast room to front, good size living room with newly fitted double glazed French doors overlooking the rear garden.

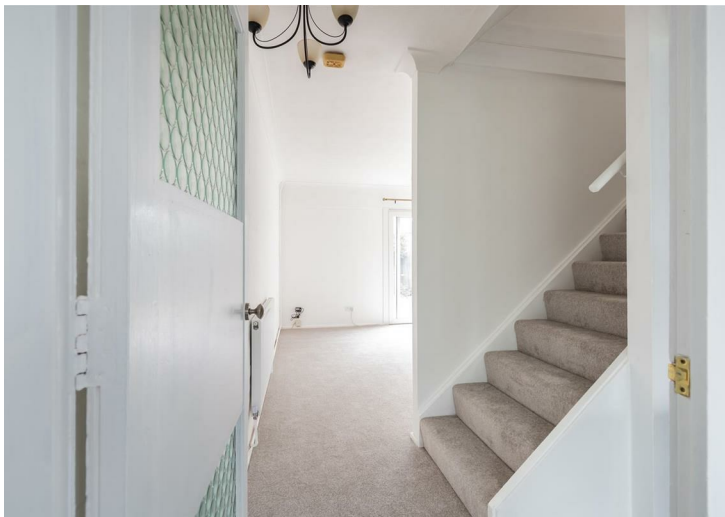
Upstairs there are three bedrooms and a bathroom.

The property has a garage in nearby block.

The property boasts a recently replaced gas fired central heating boiler and newly fitted carpets throughout. The property also benefits from having no onward chain.

Tenure: Freehold

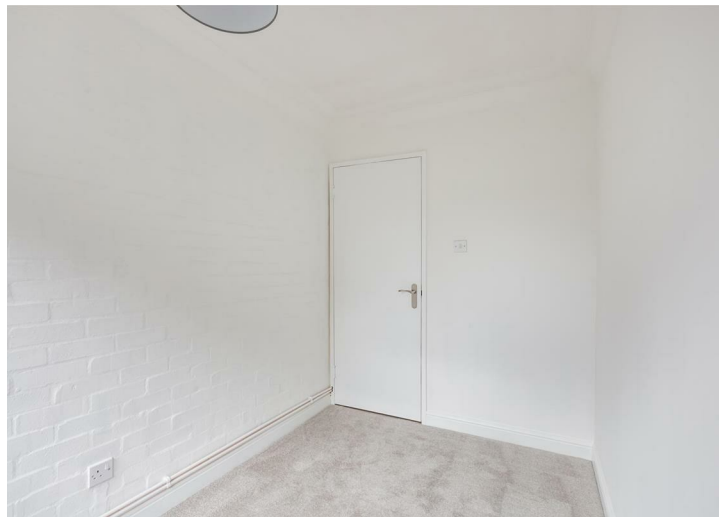
Council Tax Band: C

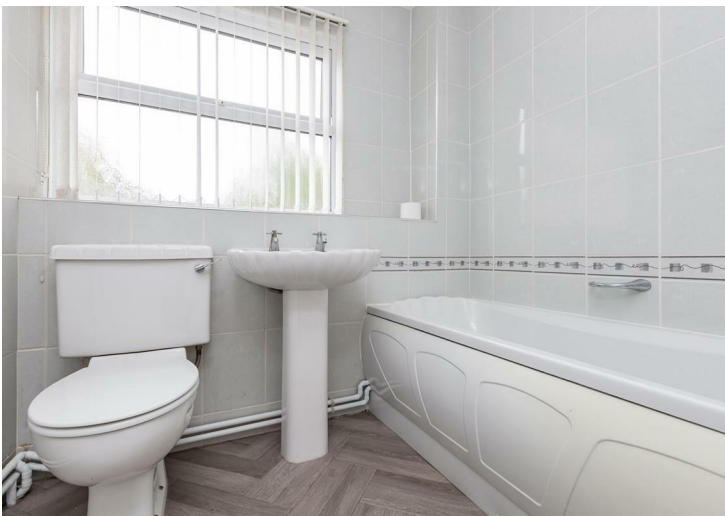




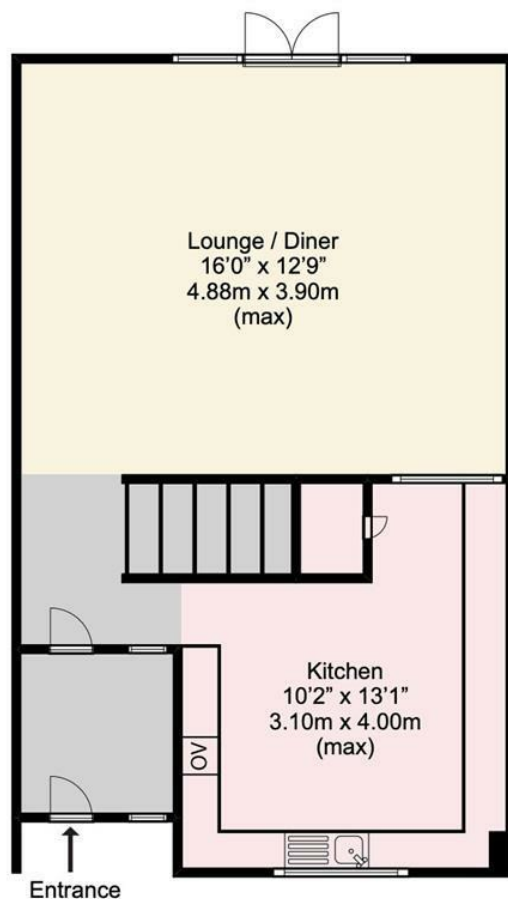
Fixtures and fittings by arrangement other than those mentioned.

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.

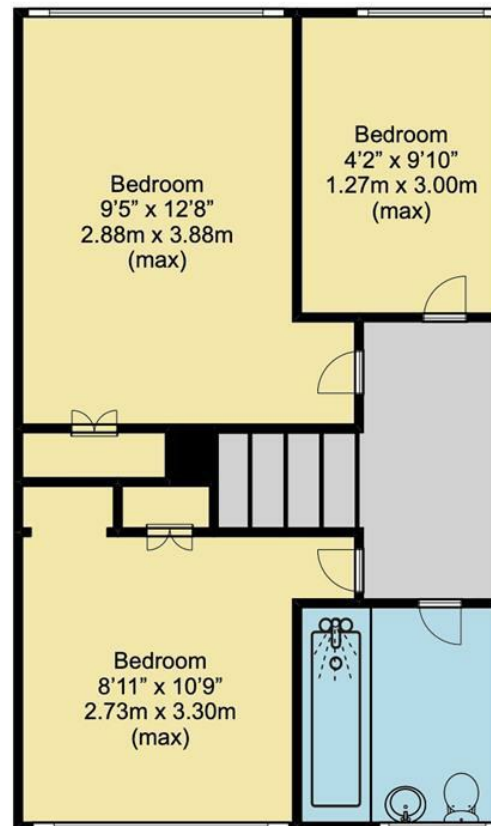






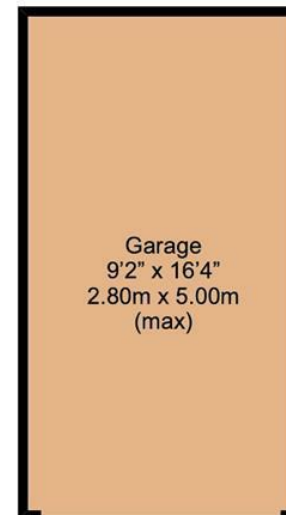


Ground Floor
Approx. floor area
(Excl. Garage)
416 SQ.FT.
38.69 SQ.M.



First Floor
Approx. floor area
416 SQ.FT.
38.69 SQ.M.

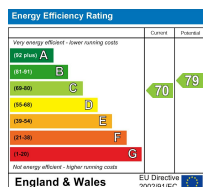
Approx. total
floor area
(Excl. Garage)
832 SQ.FT.
77.38 SQ.M.



Garage
156 SQ.FT.
14.50 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.



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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