



# 56 Colt Stead New Ash Green

- Lovely Location
- End of Terrace House
- Three Good Sized Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- South Facing Rear Garden
- Garage
- End of Chain

**£375,000**





We are delighted to offer for sale a end of terrace three bedroom house overlooking one of the many open greenlands in the village. This popular style home offers three good size bedrooms and two reception rooms, there is also potential to extend subject to the usual planning consents. Other features include: Gas central heating, double glazing, a south facing rear garden and garage in nearby block. The property also benefits from having no onward chain.

The accommodation includes: entrance porch, downstairs cloakroom, dining room with staircase ascending, fitted kitchen to front, lounge overlooking the south facing rear garden, three good sized bedrooms and family bathroom. Outside the south facing rear garden is mainly laid to lawn, the garage is in nearby block.

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

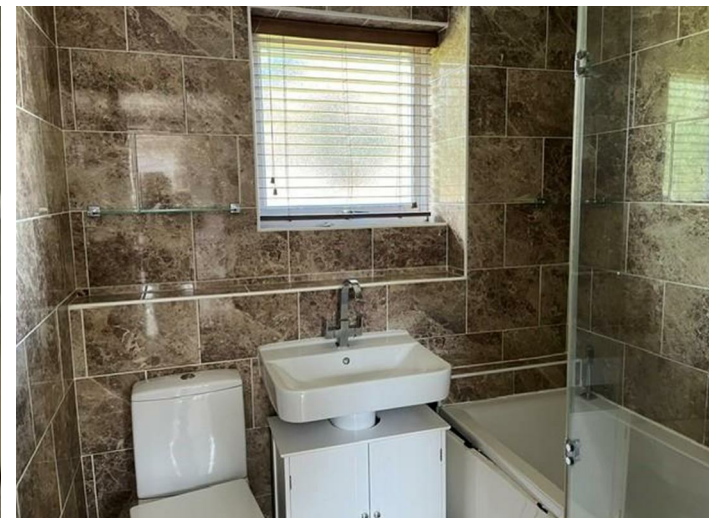
Council Tax Band: C

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.

#### **ENTRANCE PORCH**

#### **DOWNSTAIRS CLOAKROOM**





**DINING ROOM**

11'6" x 12'1"

**FITTED KITCHEN**

11'3" x 6'11"

**LIVING ROOM**

15'10" x 11'3"

**LANDING**

**BEDROOM ONE**

11'3" x 10'7"

**BEDROOM TWO**

12'6" x 7'11"

**BEDROOM THREE**

11'6" x 8'6"

**BATHROOM**

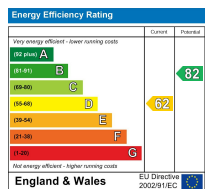
**REAR GARDEN**

South facing, mainly laid to lawn, fenced boundary, rear gate.

**GARAGE**

In nearby block, up and over door.





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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