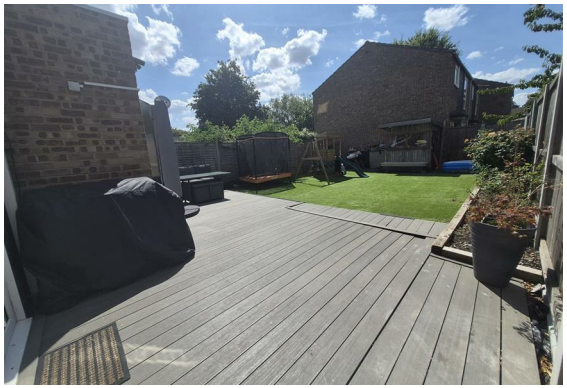
100 Farm Holt
New Ash Green

- Three Bedroom End Of Terrace Family Home
- Spacious Open Plan Lounge/Dining Room
- Separate Study
- Ground Floor WC
- Contemporary Family Bathroom
- Generous, Low Maintenance Rear Garden
- Garage Situated In Nearby Block
- Gas Central Heating
- Double Glazed Throughout

Price Guide
£365,000



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PRICE GUIDE £365,000-£370,000 A beautifully presented three bedroom end of terrace family home, situated in the popular residential area of Farm Holt. Offering bright and well proportioned accommodation, a stylish contemporary kitchen, generous open plan living space and an attractive rear garden, the property makes an excellent family home.

The ground floor is centred around the impressive open plan lounge/dining room, providing ample space for both dining and relaxing. French doors open directly onto the rear garden, allowing plenty of natural light into the living area and creating an excellent space for entertaining.

Opening from the dining area is the modern fitted kitchen, finished with striking high gloss blue cabinetry, contrasting work surfaces and integrated appliances. The kitchen offers excellent storage and preparation space together with a pleasant outlook over the rear garden.

Also on the ground floor is a useful study, ideal for anyone working from home, along with a convenient downstairs WC.

Upstairs, the property offers three well proportioned bedrooms arranged around a bright and spacious landing. The principal bedroom is a generous double, while the second bedroom also comfortably accommodates a double bed. The third bedroom provides an ideal child's room, nursery or additional home working space.

The family bathroom has been finished in a contemporary style, featuring grey tiling, a bath with glazed shower

screen and overhead shower, modern vanity unit and WC.

Outside, the rear garden provides an excellent space for both entertaining and family life. French doors lead onto a substantial composite decked seating area, beyond which is a generous area of low maintenance artificial lawn. The garden is enclosed by fencing and offers plenty of room for children's play equipment as well as outdoor seating.

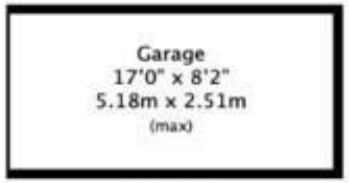
The property also benefits from a garage situated within a nearby block, providing useful parking or additional storage.

Tenure: Freehold

Council Tax Band: C

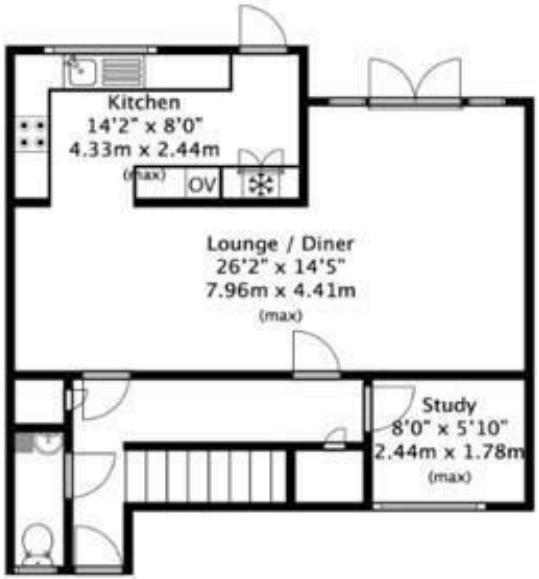
Fixtures and fittings by arrangement other than those mentioned.

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.

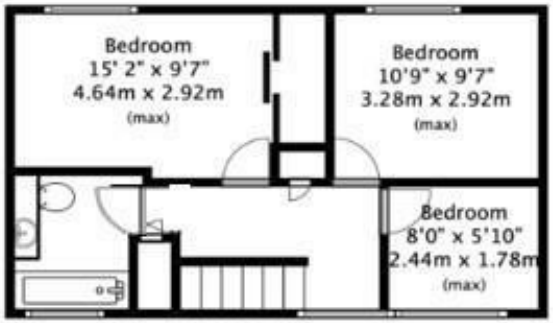


Garage
Approx. floor area
139 SQ.FT.
13.00 SQ.M.

Approx. total
floor area
(Excl. Garage)
1,005 SQ.FT.
93.39 SQ.M.



Ground Floor
Approx. floor area
596 SQ.FT.
55.43 SQ.M.



First Floor
Approx. floor area
408 SQ.FT.
37.96 SQ.M.

Disclaimer
All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility is taken for any error, omission, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe / cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.
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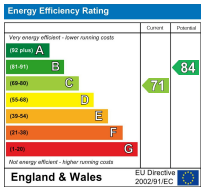

Appliances and services are untested. Dimensions are approximate and floorplans are not to scale.
Fixtures and fittings, planning and alterations, lease details if applicable, should all be verified legally.

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

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