



4 Round Ash Way Hartley

- Highly Sought After Location
- Extended 'Billings' Built Detached House
- Three Good Size Bedrooms
- Currently Configured for Dual Occupation
- Spacious Living Room
- Two Kitchen/Diners
- Second Reception Room
- Large Beautifully Established Rear Garden
- Attached Garage & Driveway
- No Onward Chain

£670,000





A charming extended three bedroom 'Billings' built detached house, located on this highly sought after road in the village of Hartley. The property does require some updating but offers great potential! The accommodation is very generously sized and offers versatile living accommodation, currently configured for dual occupation with two kitchens and two lounge areas.

Other features include gas central heating, double glazing, ensuite to second bedroom, beautiful rear garden with well established shrubs and trees, the garage is attached to the side with driveway. The property also benefits from having no onward chain.

'Billings' is renowned for building generous living accommodation and this is no exception, enter into a large entrance porch that leads into the entrance hallway, there is a downstairs cloakroom. The main lounge is to the front with open tread staircase ascending, to the rear there is currently two fitted kitchen/diners, there is a further living area to the rear overlooking the beautiful rear garden.

Upstairs there are three generous bedrooms, the main bedroom is a lovely size, the second bedroom is well sized with ensuite/shower room, the third bedroom is a great size too and there is a family bathroom.

Outside the large rear garden is beautifully established with mature shrubs and trees, the rear garden is mainly laid to lawn. The garage is attached to side with roller up and over door and power and light plus a driveway to front.

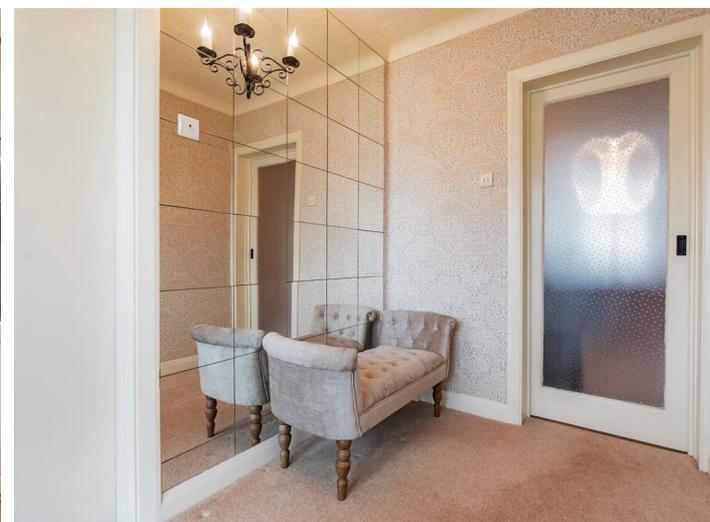




Within walking distance of the highly regarded Hartley primary school, short drive or walk to Longfield railway station which offers a service to Victoria London and Longfield village centre with local shops including Waitrose, village butchers, Co-Op store plus Costa Coffee and several eateries and restaurant/take aways. Hartley Village has local shops at Cherry Trees and The Parade, Church Road, with a Post Office and convenience store in Ash Road. There are two primary schools, a nursery school, library and a dentist, with doctors at Longfield and New Ash Green. Hartley Country Club, set in 10 acres of glorious Kent countryside, offers a unique combination of sporting and social attractions. There are good, local road networks and all are within approximately 5.5 miles; the A2 giving access to the M2, M25 and Dartford River Crossing; and the A20 leading to the M20 and M25. Ebbsfleet International Station, providing fast services to St Pancras and Europe, is also within approximately 5.5 miles. The Bluewater Shopping Centre, with its varied range of shops and recreational facilities, is approximately 5 miles from Hartley Village.

Council Tax Band: F

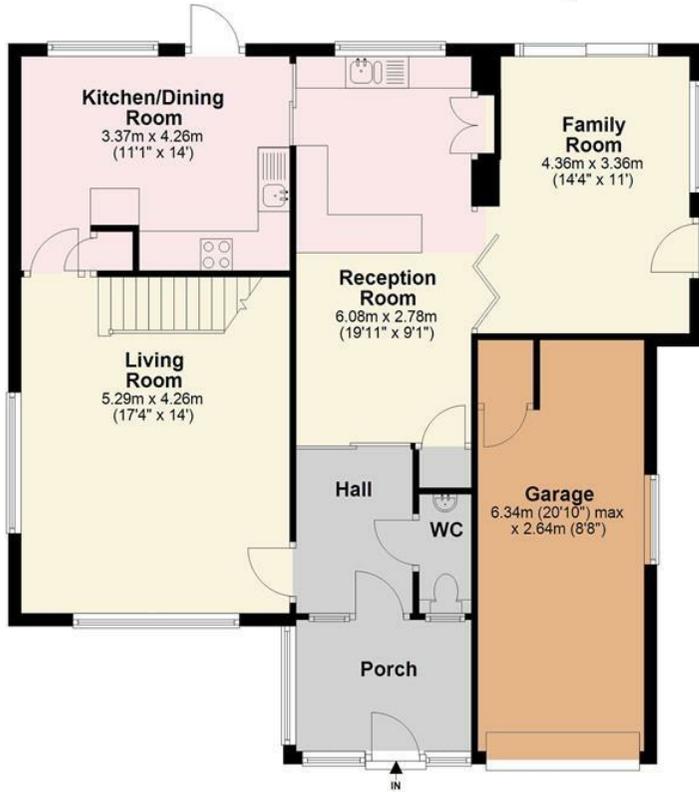
Fixtures and fittings by arrangement other than those mentioned.







Ground Floor
Approx. 101.9 sq. metres (1096.5 sq. feet)



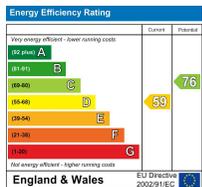
First Floor
Approx. 59.7 sq. metres (642.1 sq. feet)



Total area: approx. 161.5 sq. metres (1738.7 sq. feet)

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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