



Dan Thomas
— & Co. —



Penenden, New Ash Green, Longfield, DA3 8LS

Longfield

Guide Price
£325,000

Bedrooms: 3 | Bathrooms: 1 | Receptions: 1

*** GUIDE PRICE £325,000 - £350,000 ***

The floorplan illustrates particularly well how the ground floor has been cleverly arranged. From the entrance porch, the property opens into a large, open-plan kitchen, living and dining space, creating a wonderfully sociable heart to the home. The kitchen has been thoughtfully configured to make excellent use of the available space, with a good range of fitted units and work surfaces, together with useful storage and cupboard space tucked neatly beneath the stairs. The open-plan arrangement allows the kitchen to flow naturally into the dining and living areas, making this a versatile space for both everyday family life and entertaining.

A downstairs WC at the rear, adds further convenience, particularly for guests, and there is direct access from the rear of the property into the garden.

Upstairs, the accommodation is arranged around a central landing and comprises two well-proportioned double bedrooms, both benefiting from fitted sliding wardrobes, providing excellent built-in storage without compromising on floor space. The third bedroom is traditionally smaller and would make an ideal child's bedroom, nursery, dressing room or home office, depending on the purchaser's requirements.

Serving all three bedrooms is a modernised family bathroom, fitted with a shower-over-bath, WC and wash hand basin. The bathroom provides a practical and contemporary finish and completes the first-floor accommodation.

The rear garden has been re-landscaped to provide a low-maintenance outdoor space, ideal for enjoying without the burden of extensive upkeep. It includes both artificial lawn and a spacious rear patio.

One of the property's standout and relatively rare features in New Ash Green is the garage at the end of the garden, accessed directly from the garden itself. At present, the garage main and vehicular door has been boarded and the space is being used principally for storage and as a studio. This offers excellent potential for anyone who works from home. Equally, for those wanting conventional car/storage use, the space could, with relative ease, be reinstated as a garage.

The sellers have historically (and to-date) parked directly outside the garage and have done so exclusively throughout their ownership, without challenge. Purchasers should note that this parking area is not included within the property's title/deeds, so it should not be regarded as an allocated legal parking space. There is also further unrestricted resident parking available nearby.

Further benefits include gas central heating, double glazing throughout and useful loft storage space.

New Ash Green is a well established village, offering a genuine community atmosphere alongside a useful range of everyday amenities. The village shopping centre provides a Co-op, takeaway options, a gym, a doctors' surgery and dentist, while the surrounding green spaces, play areas, sports facilities and rugby club provide plenty of opportunity for outdoor recreation.

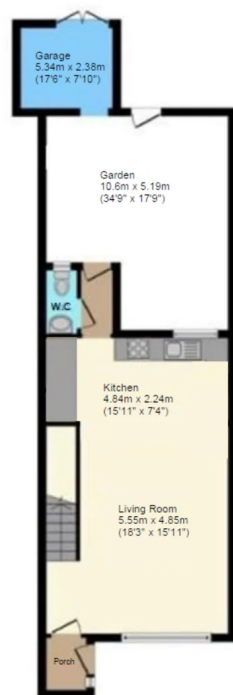
For families, New Ash Green Primary School is conveniently located within the village



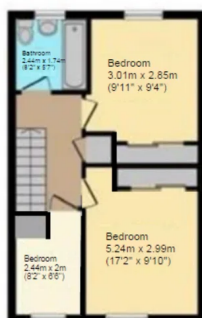








Ground Floor



First Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 