



HARTLEY ESTATES

INDEPENDENT PROPERTY AGENTS

£330,000

27 Porchester Close, Hartley, Kent, DA3 7DQ

Located in the popular village of Hartley this end of terrace house lies in a cul-de-sac position and backs onto woodland. Open plan living with fitted kitchen/diner and lounge, three bedrooms and bathroom. Gas central heating, double glazing throughout, long side porch with great storage.





- End of Terrace House
- Three Bedrooms
- Open Plan Living
- Fitted Kitchen
- Spacious Lounge/Diner
- Double Glazing Throughout
- Gas Central Heating
- Backing onto Woodland



Located in the popular village of Hartley this end of terrace house lies in a cul-de-sac position and backs onto woodland. The accommodation includes: entrance hallway, downstairs cloakroom, open plan living with fitted kitchen/diner and lounge with double glazed French doors overlooking rear garden, three bedrooms and bathroom. Other features include: gas central heating with radiators, double glazing throughout, long side porch with great storage.

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. There are further shops, supermarkets and a train station, with services to London Victoria, in Longfield. 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.

The accommodation, with approximate measurements and numerous power points, comprises:

ENTRANCE HALL 9' 8" x 6' 2" (2.95m x 1.88m) Double glazed entrance door, radiator.

DOWNSTAIRS CLOAKROOM Double glazed window to front, wash hand basin with cupboard under, low level WC, laminate flooring.

OPEN PLAN LIVING:

FITTED KITCHEN 9' 8" x 7' 1" (2.95m x 2.16m) Double glazed window to front, stainless steel sink unit with mixer tap, base cupboards, space and plumbing for washing machine, work top surfaces, part tiled walls, wall cupboards, built in gas hob and electric oven, extractor hood above, drawer units and further base cupboards.

LOUNGE/DINER 22' 1" x 15' 11" (6.73m x 4.85m) Double glazed French doors to rear, laminated flooring, staircase ascending, under stairs storage cupboard, radiators.

LANDING Double glazed window to side, built in storage cupboards.

BEDROOM ONE 11' 5" x 8' 7" (3.48m x 2.62m) Double glazed window to front, radiator, walk in built in cupboards.

BEDROOM TWO 13' 3" x 8' 10" (4.04m x 2.69m) Double glazed window to rear, radiator, built in deep cupboards.

BEDROOM THREE 9' 9" x 6' 7" (2.97m x 2.01m) Double glazed window to rear, radiator.

BATHROOM 6' 8" x 5' 9" (2.03m x 1.75m) Double glazed window to front, panelled bath with wall shower, pedestal wash hand basin, low level WC, heated towel rail, tiled floor.





REAR GARDEN South facing, backing onto woodland, paved, access to long side porch/storage.

SIDE PORCH/STORAGE 35' 10" x 3' 10" (10.92m x 1.17m) Long covered storage area.

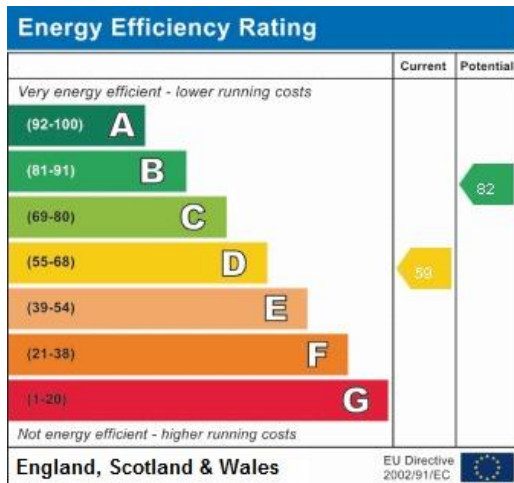
FRONT GARDEN Artificial grass, boundary fence and gate.

Tenure: Freehold

Council Tax Band: C

Fixtures and fittings by arrangement other than those mentioned.

Draft Details: The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense. D1.



Viewing by prior telephone appointment with Hartley Estates.
Opening hours: Monday – Friday 9am-5.30pm, Saturday 9am-5pm

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