



Dan Thomas
— & Co. —



Harrison Avenue, Longfield, Kent, DA3 7BA

Kent

Offers Over
£675,000

Tenure: Freehold

Bedrooms: 5 | **Bathrooms:** 3 | **Receptions:** 1

This spacious, detached five bedroom family home is located in a quiet position within The Chase - a sought after, modern development in Longfield.

Set across three floors, the property boasts over 1750sqft of versatile accommodation and is perfect for growing families.

There is ample off-road parking in the form of a car-port, and block-paved driveway for three vehicles. There is a well-maintained, lawned front garden, with some mature shrubs to compliment the striking kerb appeal and grey-clad front elevation.

At ground level, the property offers an entrance hallway, with a downstairs study to the right, and stairs to the first floor, left. There is a spacious downstairs cloakroom/WC, for convenience.

The reception room is bright and well appointed, with a large bay and bi-folding doors that lead to the rear garden. There is a separate, well fitted kitchen with fitted appliances, and a utility room with side door to the front/driveway.

To the first floor, the house offers four double bedrooms. Bedroom two is a generous double with a stylish en-suite shower room and fitted wardrobes. Bedroom three also offers built in wardrobes, whilst bedrooms four and five offer enough space for double beds and free-standing storage/wardrobes. On this floor, you'll find the family bathroom, complete with shower-over-bath, upgraded tiling, WC and wash-hand basin.

To the top floor, there is a huge master suite. This offers Velux windows which allow for plenty of natural light, as well as a large walk-in dressing room, and an en-suite shower room.

Externally, there is a delightful, South-facing rear garden. Relandscaped by the current owners, this features a large "L" shaped patio with sheltered seating area/ pergola. There are two sections of well maintained lawn, split by a retaining wall and steps. This area is fenced, offering a safe space for those with children and pets to play/roam. A further benefit is side access.

This location is highly sought after, given its proximity and short walk, to Longfield Village amenities. It also tends to offer the best value for money, in terms of size and square footage, in DA3!

Longfield train station provides regular, direct services to London Victoria in little over 30 minutes, whilst the village itself offers a Waitrose Supermarket, a Co-Op, a Post-Office, several independent retailers, a doctor's surgery, a dentist, a pharmacy, numerous takeaway eateries and a popular, Mediterranean/Meze style restaurant.

There a great selection of reputable primary and secondary schools in the local area, namely Langafel C of E primary, Hartley Primary Academy and Our Lady of Hartley. From the main road, there are school coach services through to local Grammar schools, too! See "school checker" for more.

Road links to the A2, M25, M2 and M20 are within easy reach, whilst Bluewater Shopping Centre and Ebbsfleet International station are also within a short driving distance.

Enquire now to book your viewing slot.

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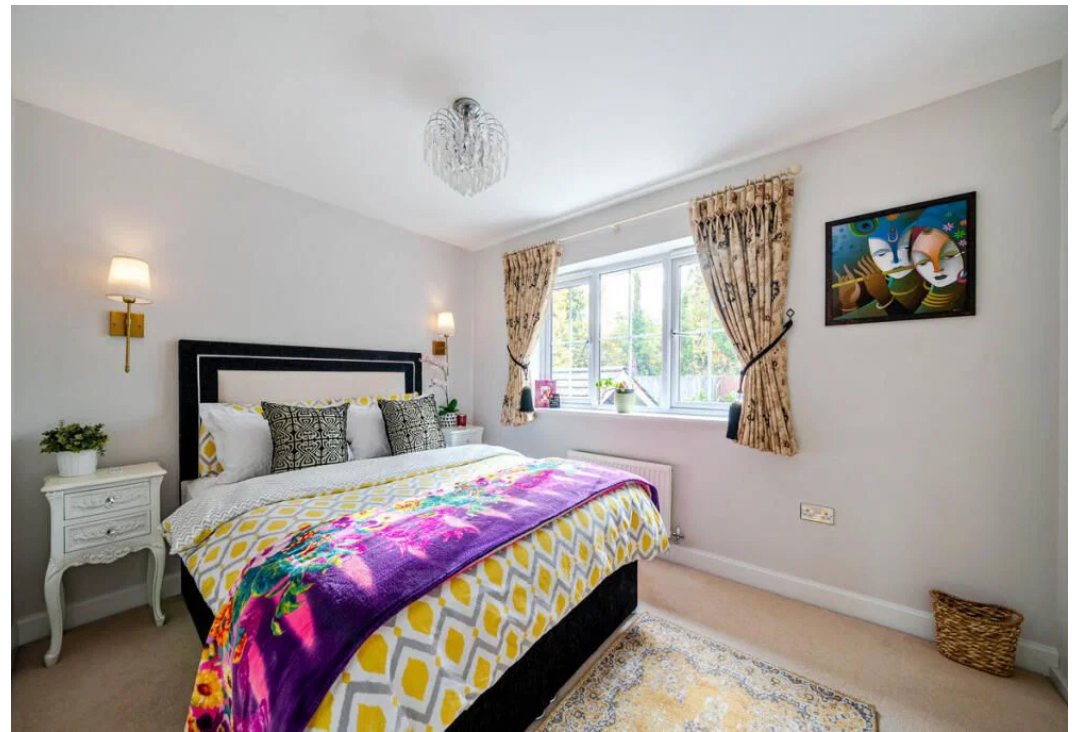
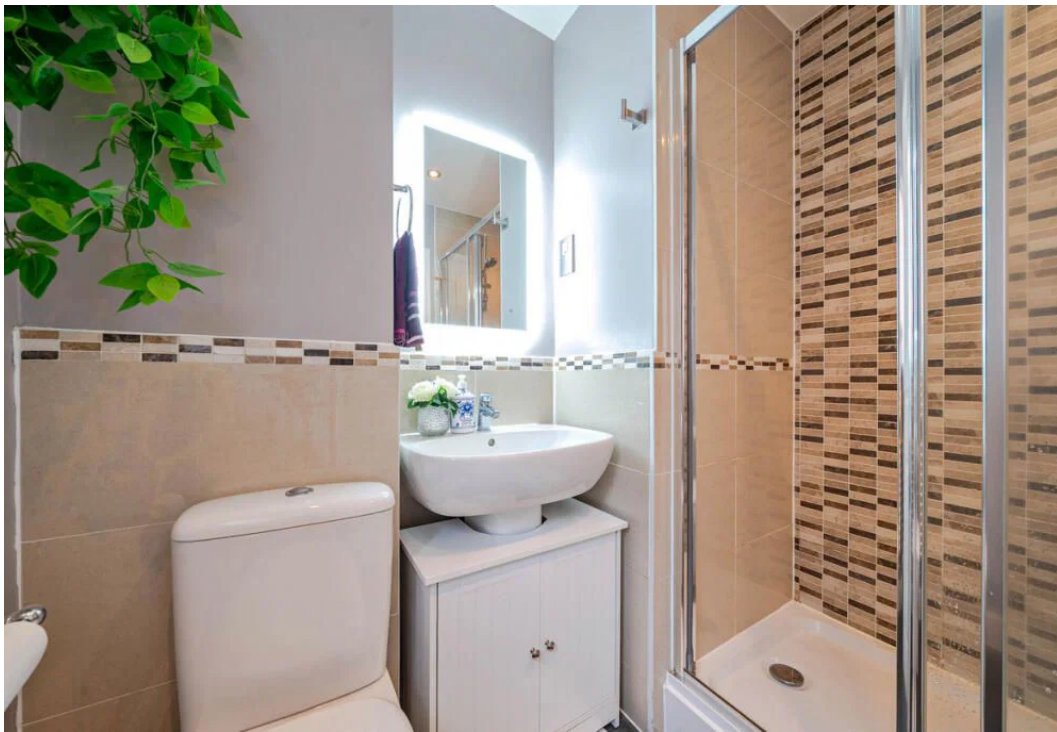
Council Tax Band: G

Estate Management Charge: Approx £330 per annum













Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) A		
(81-91) B		87
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient – higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



24 Harrison Avenue, Longfield, Kent, DA3 7BA

Total Floor Area 164.3sqm (1769sqft) approx.

This floor plan is for illustrative purposes only. Measurements and fixture layouts are approximate, and no reliance on their accuracy should be made. A visual inspection is always recommended.

Dan Thomas & Co
8A Station Road
Longfield
Kent
DA3 7QD

Dan Thomas & Co Ltd. Registered in England and Wales - 12734131
Registered Office: 8A Station Road, Longfield, Kent, DA3 7QD



T: 01474 636300
E: info@danthomasandco.co.uk
www.danthomasandco.co.uk