



67 Punch Croft New Ash Green

- Refurbishment Opportunity
- Three Bedroom Property
- Good Sized Living Accommodation
- Light & Spacious Bedrooms
- Family Bathroom
- Garage to Nearby Block
- Private Garden
- Gas Central Heating Throughout
- Double Glazing Throughout

£280,000





Located in the heart of the sought after village of New Ash Green, this three bedroom property offers an exciting refurbishment opportunity for those looking to create a home to their own taste. Tucked away in a quiet corner position, the property enjoys a secluded setting while remaining close to local amenities.

Inside, the home features three generously sized bedrooms, a spacious lounge/diner, and a well proportioned kitchen, providing an excellent layout with great potential.

Outside, the property benefits from a private garden - ideal for outdoor entertaining or family use - and a garage enbloc for convenient parking or additional storage.

Whether you are a first time buyer, investor or keen renovator, this home presents a fantastic chance to add value in a prime village location.

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.

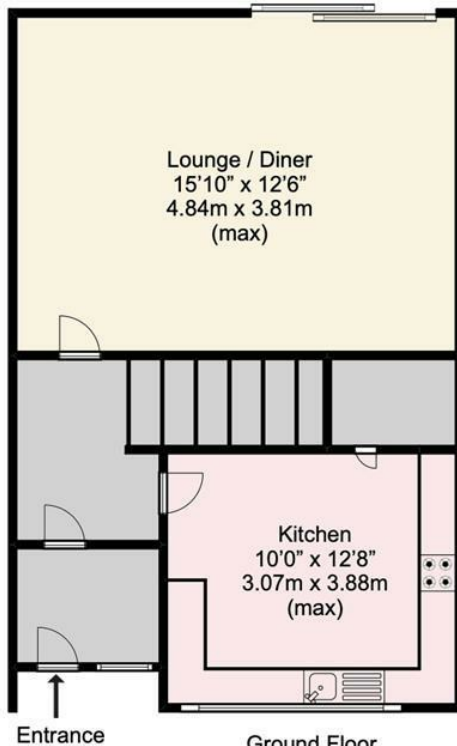




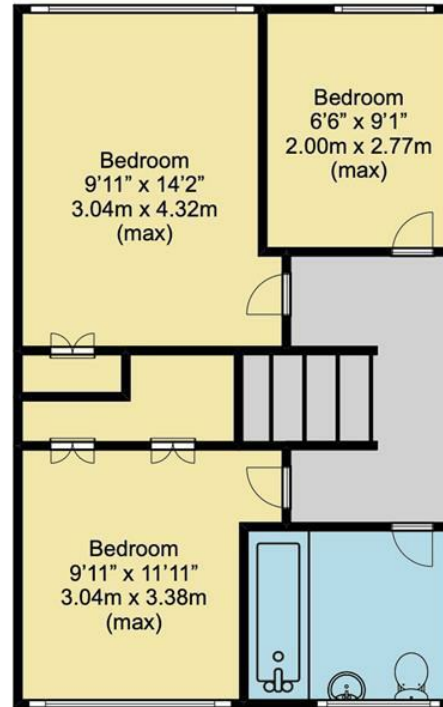




Approx. total
floor area
800 SQ.FT.
74.35 SQ.M.



Ground Floor
Approx. floor area
395 SQ.FT.
36.70 SQ.M.



First Floor
Approx. floor area
405 SQ.FT.
37.65 SQ.M.

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.



Energy Efficiency Rating	
Very energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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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