



**Millfield, New Ash Green, Longfield, Kent, DA3**

**Offers in excess of:  
£325,000**



# Millfield, New Ash Green, Longfield, Kent, DA3

This well-presented 3/4 bedroom property sits at the end of a terraced row, in a quiet pocket of New Ash Green village.

Improved and now well maintained by its existing owners, the property has been reconfigured upstairs, with a versatile fourth room that makes an excellent dressing room (currently), or perhaps a home-office or nursery.

The property comes with a garage en-bloc and unrestricted residents parking nearby.

Downstairs, the home features an entrance hall with a downstairs cloakroom for convenience. There is a separate fitted kitchen, and an “L” shaped lounge-diner to the rear. This room enjoys plenty of natural light, with a large set of sliding doors, and another door to the South-facing garden.

Upstairs, the property includes two double bedrooms, with one smaller, traditional box third bedroom – currently utilised as a home office. A small section from bedrooms one and two have been absorbed to create a large walk-in dressing room with window. Completing the accommodation is a contemporary family-sized bathroom, fully tiled and with white suite I include shower-above-bath, toilet, wash/hand basin and a fitted mirrored cabinet.

Further benefits to the home include gas central heating, double glazing throughout and a loft-space for storage.

Externally, there is a pleasant rear garden. This Southerly facing space features a patio, a section laid-to-lawn, and a summer house used as a garden-bar, to the rear. Further convenience is provided in the form of a rear access gate, which, via an alleyway, takes you to the garage en-bloc.

New Ash Green benefits from local facilities which include a local shopping centre, doctor and dental surgeries, a village hall, the primary school and pre-school. There is good access to secondary schools including Grammars at Gravesend and Dartford, as well as a public library.

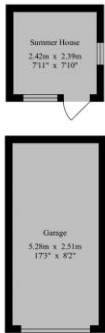
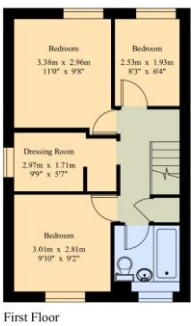
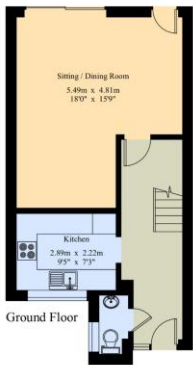
The nearby village of Longfield offers the closest mainline railway station offering services to London Victoria, and the Kent Coast.

There are excellent road links to the A2/M2, A20/M20 and M25 for the Dartford Tunnel. These links also make Bluewater Shopping Centre, Ebbsfleet International train station (High Speed) and Gatwick & Heathrow Airports, accessible.

Tenure: Freehold  
Council Tax Band: C  
Village Association Fees - £236 per year  
Millfield Resident Society Fees - £679.68 per year

Millfield

House - Gross Internal Area : 80.4 sq.m (865 sq.ft.)  
Garage - Gross Internal Area : 13.2 sq.m (142 sq.ft.)  
Summer House - Gross Internal Area : 5.8 sq.m (62 sq.ft.)



2 4 6 8 10 Feet  
Metres For Identification Purposes Only.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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### Disclaimer

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