



Main Road, Longfield Hill, Longfield, Kent, DA3

**Offers in excess of:
£800,000**

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NO FORWARD CHAIN!

Rare to market, positioned on the sought after Longfield Hill, and with far reaching views of countryside to the front, you'll find this versatile, detached, 4/5 bedroom family home.

Occupying a generous plot, the home has been well maintained by its existing owners.

There is a substantial, gated, block-paved driveway which allows for plenty of off road parking. To add, there is a double garage, handy for yet further parking, or an abundance of storage. Subject to the necessary permissions, this could even boast potential for conversion to an Annex.

Downstairs, there is a large, open entrance hall which provides access to a double bedroom, to the right. This features fitted wardrobes.

To the left is a versatile family room. Formerly an integral garage, this has been converted and could be used as a fifth bedroom. Adjoining this room is a handy utility room which, with relative ease, could be converted in to an en-suite - perfect for multi-general families and with those in need of ground floor sleeping accommodation.

There is an open-plan kitchen diner, with breakfast island and a side door to the rear garden. To the rear, there is a conservatory which can double up as a convenient additional dining space, or perhaps a children's play room.

Completing the downstairs accommodation are a spacious family bathroom, complete with separate bath and walk-in shower cubicle, toilet and wash/hand basin. There is another, separate WC for convenience.

Upstairs, the home offers two spacious double bedrooms, with one slightly smaller double. There is also an enormous sitting room, measuring over 22 x 13 ft, and boasting impressive countryside views, with a Juliet balcony to the front. For those not wanting an upstairs lounge, this room could easily become a generous master suite, or be split to enable a further two bedrooms.

Subject to the necessary permissions, the property boasts fantastic potential for a loft conversion, with the space sufficient for a bedroom or two, or a large master suite.

Externally, the home features a large, well-maintained rear garden. Largely laid-to-lawn, there is also a patio, and there are mature trees and shrubs to the perimeter, which help add to the privacy on offer. A further benefit is side access one side, with a storage area, the other.

Longfield Hill is a popular area for a number of reasons, namely its proximity to the village amenities, those including Longfield Station for 31 minute services to Victoria, a Waitrose supermarket, a Co-Op, a post-office, a pharmacy, a doctor's surgery and a dental practice. Connections to schools, including grammars at Dartford & Gravesend, are also fantastic.

The property is also within close proximity of Meopham, where a further selection of amenities to include some wonderful Country pubs, can also be found.

For those who enjoy walking, Longfield Hill offers and a number of public footpaths / walking trails through to Hartley Woods.

Road links to the A2, M2, M25 and M20 are all within easy reach, as are Ebbsfleet International for High Speed services to London, and Bluewater shopping centre, for those who enjoy their shopping!

Tenure: Freehold
Council Tax Band: F









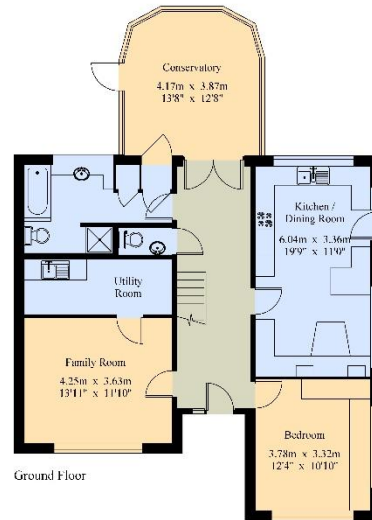
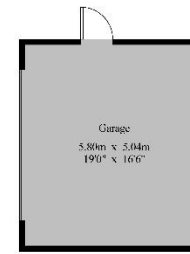




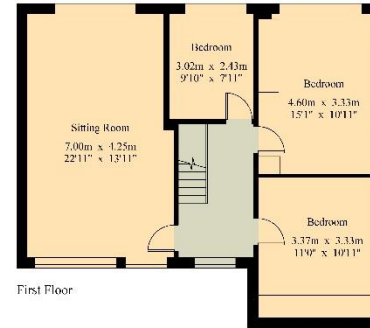
Main Road

House - Gross Internal Area : 177.8 sq.m (1913 sq.ft.)

Garage - Gross Internal Area : 29.3 sq.m (315 sq.ft.)



Ground Floor



First Floor

For Identification Purposes Only.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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Disclaimer

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