



## 62 Shearwater New Barn

- Sought After Location
- Extended Three Bedroom Semi Detached House
- Large Thru Lounge/Diner
- Fully Fitted Kitchen/Breakfast Room
- Downstairs Cloakroom
- Upstairs Bathroom
- Good Size Rear Garden
- Detached Garage to Side
- Driveway to Front

**£510,000**





A delightful extended semi detached three bedroom house located on this quiet road in the sought after area of New Barn. The property offers generous living accommodation and boasts a good size rear garden with detached garage to side and driveway to the front.

Other features include gas central heating, double glazing and is within easy walking distance of open farmland/fields.

The accommodation includes: entrance porch, reception hallway and downstairs cloakroom, there is a good sized extended fully fitted kitchen/breakfast room with integrated appliances. There is a lovely bright through lounge leading to dining area with feature fire surround.

Upstairs there are three bedrooms and a bathroom.

Outside there is a driveway leading to detached garage, the rear garden feels quite wide and well kept with mainly lawn and flower and shrub borders.

New Barn is ideally situated within easy reach of Longfield shopping centre offering Co-op and Waitrose supermarkets and variety of other shops, doctors and dentist's surgeries and main line railway station to London Victoria. The A2/M2 motorways provide links to both Gatwick and Heathrow Airports,



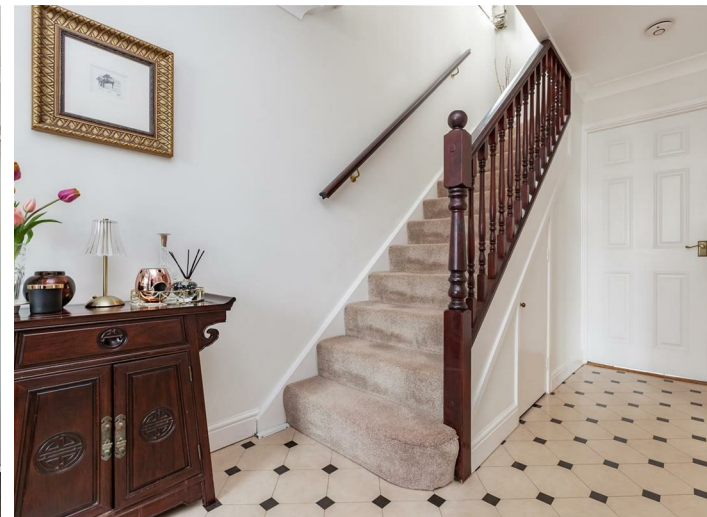


London, Bluewater shopping centre and the Channel ports. Within ten minutes drive is Ebbsfleet International Station providing a 20 minute link to London St Pancras.

Tenure: Freehold

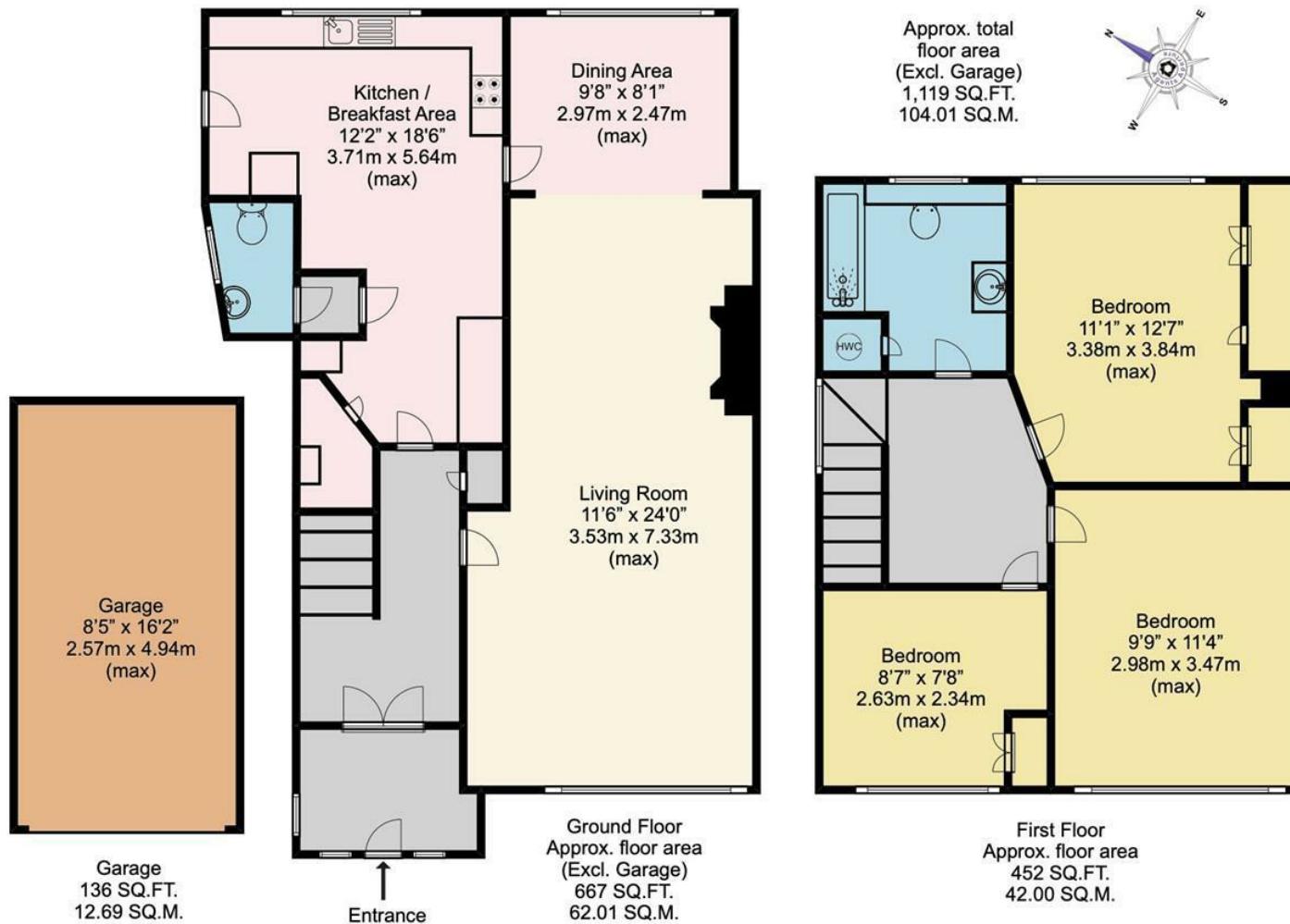
Council Tax Band: E

Fixtures and fittings by arrangement other than those mentioned.

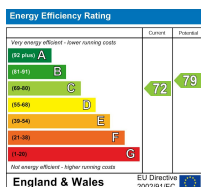








**Disclaimer**  
 This plan is for illustrative purposes only and no responsibility is taken for any error, omission or misstatement. The appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements have been added as a guide to prospective buyers 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.



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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