



Selworthy Quakers Close Hartley

- Three Bedroom Semi Detached Property
- Quiet Cul-de-sac Location
- Garage on Nearby Block with Off Road Parking
- Spacious Lounge/Diner
- Well Maintained Good Sized Garden
- Recently Renovated Bathroom
- Within Walking Distance to Longfield Station
- Within Walking Distance to Longfield Village
- Solar Panels

**Offers Over
£450,000**





Tucked away in a peaceful close in the ever popular village of Hartley, this attractive three bedroom semi detached house is offered to the market with no onward chain. Combining practical features with modern comforts.

Outside, the property enjoys a garage located in a nearby block with convenient off road parking directly in front. Both the front and rear gardens are designed for ease of maintenance with astro turf lawns, while the rear garden in particular offers a generous space, beautifully maintained with mature shrubs. A side access pathway leads to a large secure shed, perfect for additional storage or as a workshop.

Stepping inside, the ground floor opens to a spacious lounge/diner, ideal for family living and entertaining, with plenty of natural light and the added benefit of air conditioning for year round comfort. A separate fitted kitchen provides a practical space with good storage and workspace.

Upstairs, there are two comfortable double bedrooms and a further single bedroom, making this home perfectly suited to families, couples, or those in need of a home office. The well sized, recently renovated family bathroom completes the accommodation.

Additional modern touches such as solar panels provide an energy efficient edge.





Perfectly positioned for local schools, village shops and transport links, this property offers both convenience and a welcoming community setting – an excellent opportunity for those seeking a family home in Hartley.

Tenure: Freehold

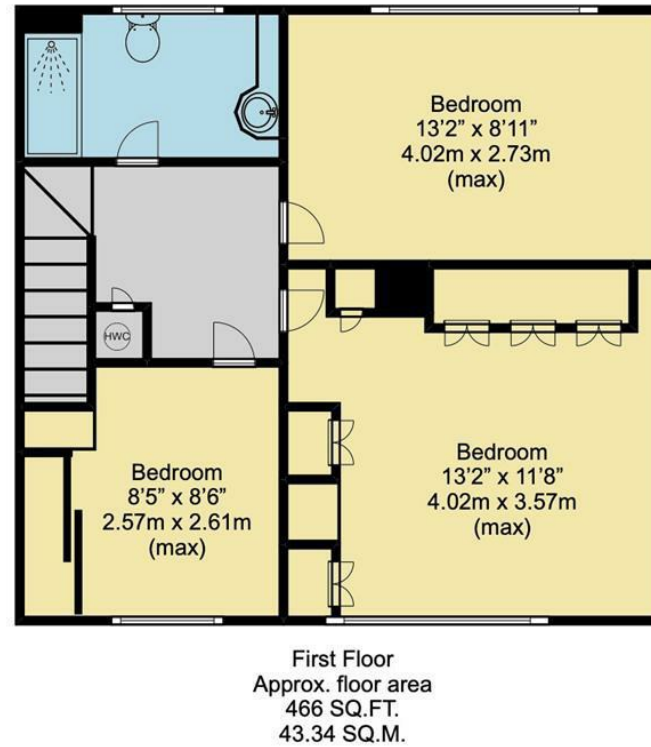
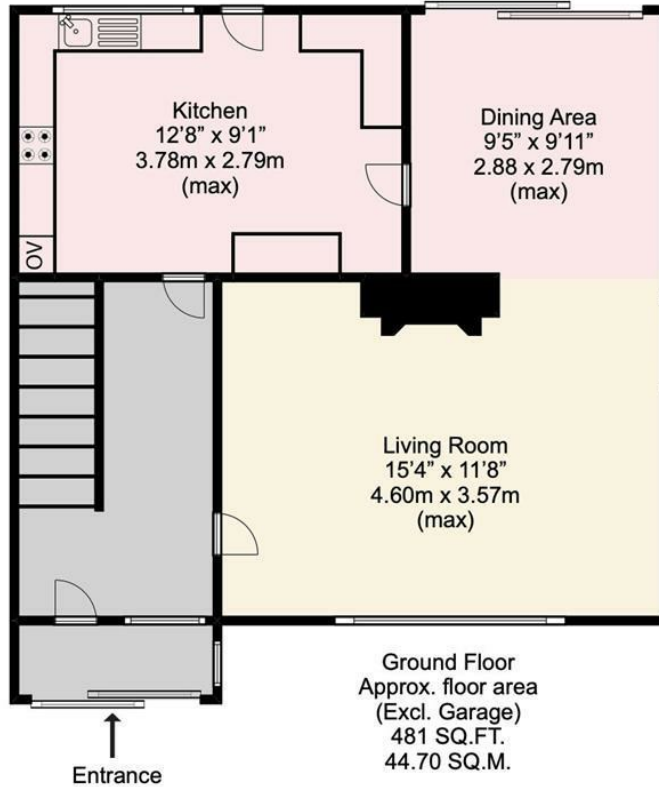
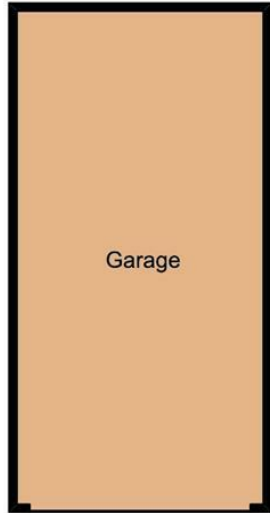
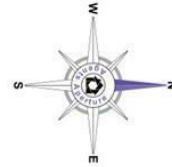
Council Tax Band: E

Fixtures and fittings by arrangement other than those mentioned.





Approx. total
floor area
(Excl. Garage)
947 SQ.FT.
88.04 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	Current Potential
105 (A++) A	70 74
81-101 B	
69-80 C	
55-68 D	
43-54 E	
31-42 F	
13-30 G	
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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