



## 72 Seven Acres New Ash Green

- Four Bedroom Link Detached Family House
- Two Reception Rooms
- Gas Central Heating
- Double Glazed Throughout
- Rear Garden
- Attached Garage & Driveway
- No Onward Chain

£475,000



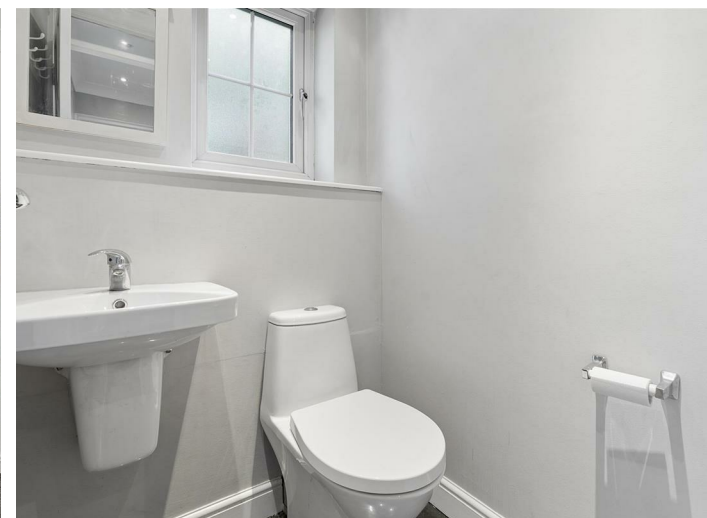


Located at the end of the cul-de-sac on this popular neighbourhood, a detached four bedroom family house offered chain free! The property features gas central heating, double glazing, rear garden and attached garage with gravel driveway.

Offering excellent living accommodation this homes includes entrance hallway, downstairs cloakroom, dining room and separate living room and fitted kitchen. Upstairs there are four bedrooms and family bathroom with separate bath and walk in shower.

Outside, the home enjoys a good sized rear garden - perfect for outdoor dining, play or relaxing in privacy. To the front, there is a driveway providing off road parking and access to the attached garage.

New Ash Green benefits from local facilities which include local shops, doctor and dental surgeries, health clinic, primary school and nurseries, access to grammar and secondary schools, public library. Bus services to main line railway station at Longfield offering services to London as well as a commuter coach service to London. There are road links from this area giving access to A2/M2, A20/M20, M25 and Dartford Tunnel. The major features are the close proximity to Bluewater Shopping Complex and Ebbsfleet International Station with high speed link to Paris and St Pancras International Station.





Tenure: Freehold

Council Tax Band: E

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.







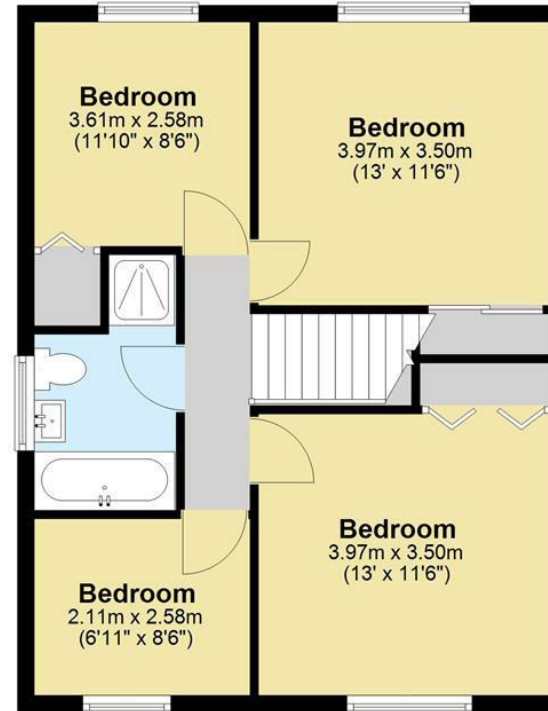
### Ground Floor

Approx. 60.7 sq. metres (653.7 sq. feet)



### First Floor

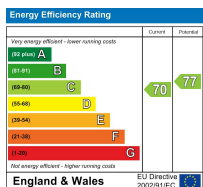
Approx. 50.2 sq. metres (540.3 sq. feet)



Total area: approx. 110.9 sq. metres (1194.0 sq. feet)

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.

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agentsaperture.co.uk  
Plan produced using PlanUp.



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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