



22 Farm Holt New Ash Green

- Well Presented Staggered Terrace House
- Two Double Bedrooms
- Fitted Kitchen/Diner
- Living Room
- Gas Central Heating
- Double Glazing
- Shower Room
- Rear Garden
- Garage in Block at End of Garden

£295,000





A beautifully presented mid terrace two bedroom home occupying a lovely location overlooking one of the many green lands in the village. The property has been maintained to a high standard by the current owner. There is gas central heating with radiators, double glazing throughout, pretty rear garden with garage directly to rear in block.

This truly charming home consists of an entrance porch with staircase ascending, living room to front with understairs storage cupboard, a fitted kitchen/diner to rear with door leading out to the garden and garage.

Upstairs there are two double bedrooms with fitted cupboards and a recently re-fitted shower room.

Outside there is a rear garden with rear gate leading to 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





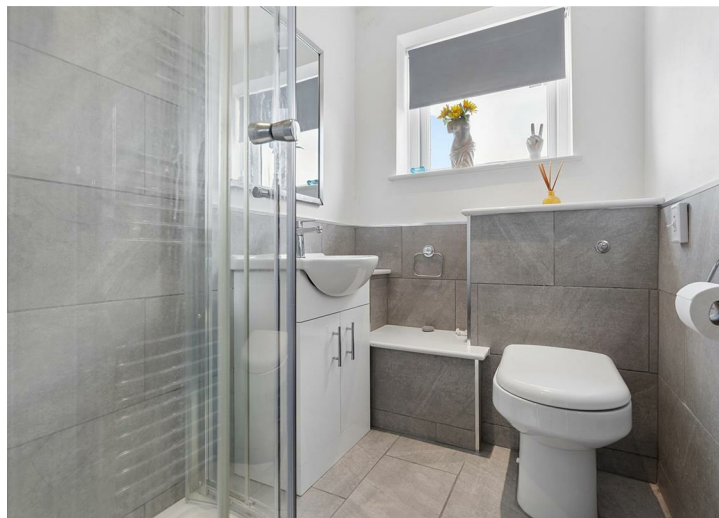
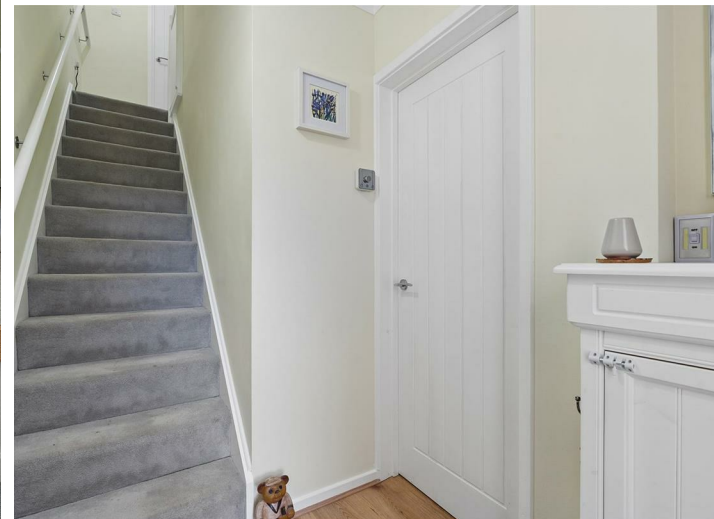
Paris and St Pancras International Station.

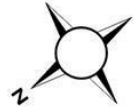
Tenure: Freehold

Council Tax Band: C

Fixtures and fittings by arrangement other than those mentioned.

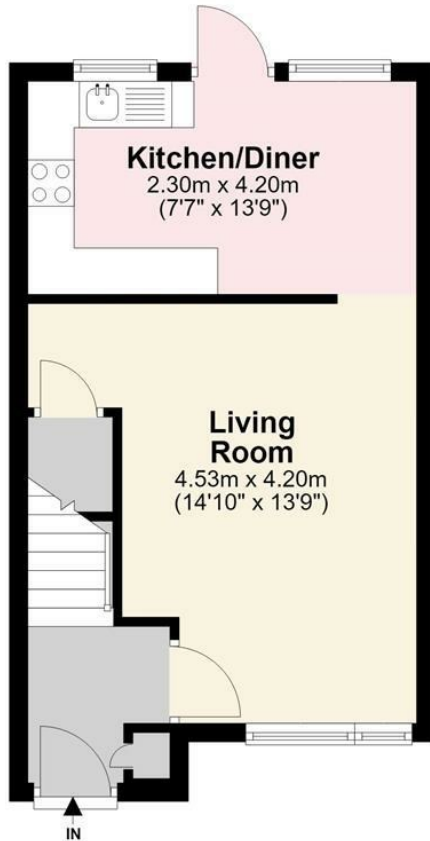
Residents Society Fees and Village Association Fees apply to properties in New Ash Green, please ask for further information or contact New Ash Green Village Association directly for figures.





Ground Floor

Approx. 30.3 sq. metres (326.0 sq. feet)



First Floor

Approx. 29.7 sq. metres (319.9 sq. feet)



Total area: approx. 60.0 sq. metres (645.8 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.

Agents Aperture
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Plan produced using PlanUp.

Open: Monday-Friday 9am-5.30pm
Saturday 9am-5pm

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Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
105 (A++)	76
85 (A)	
65 (B)	
45 (C)	
25 (D)	63
5 (E)	
1 (F)	
0 (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.