



108 Knights Croft New Ash Green

- Three Bedroom End of Terrace Family Home
- Garage Access From Garden With Power & Light
- Modern Kitchen/Diner
- Spacious Living Room
- Conservatory Overlooking Garden
- Ground Floor Cloakroom
- Family Bathroom
- Gas Central Heating Throughout
- Double Glazing Throughout

Price Guide
£365,000-£375,000





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The ground floor opens into a welcoming entrance hall with a convenient cloakroom. To the front of the home is a stylish kitchen/diner, fitted with sleek gloss units, integrated appliances and plenty of worktop space. The dining area creates a sociable setting for everyday meals, with a clean modern finish and good natural light.

To the rear, the living room provides a comfortable and spacious reception area, with plenty of room for both relaxing and entertaining. From here, doors open into the conservatory, creating an additional reception space overlooking the garden. This works well as a garden room, dining space, playroom or quiet sitting area.

Upstairs, the property offers three bedrooms, with two generous double bedrooms and a third room currently arranged as a study. This gives the home useful flexibility for home working, a nursery,





dressing room or occasional bedroom. The family bathroom is fitted with a white suite and shower over the bath.

Externally, the rear garden is a real feature of the property. It is well established, private and attractively landscaped, with a patio seating area, lawn, mature planting and useful garden storage. The garden offers a peaceful space to enjoy during the warmer months and is ideal for those who enjoy gardening or outdoor entertaining.

Tenure: Freehold

Council Tax Band: C

Fixtures and fittings by arrangement other than those mentioned.

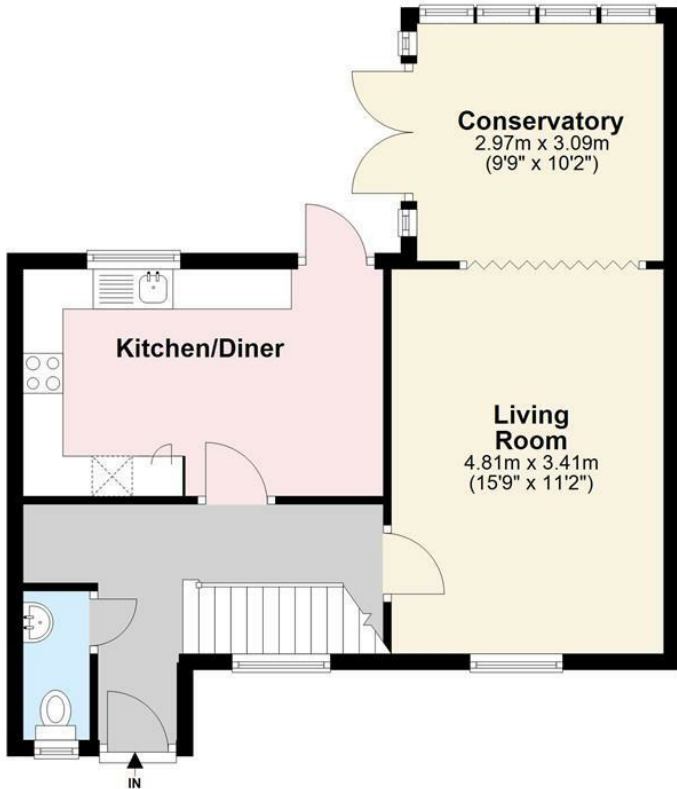
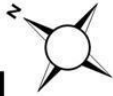
Residents Society Fees and Village Association Fees apply to properties in New Ash Green, please ask for further information or contact New Ash Green Village Association directly for figures.



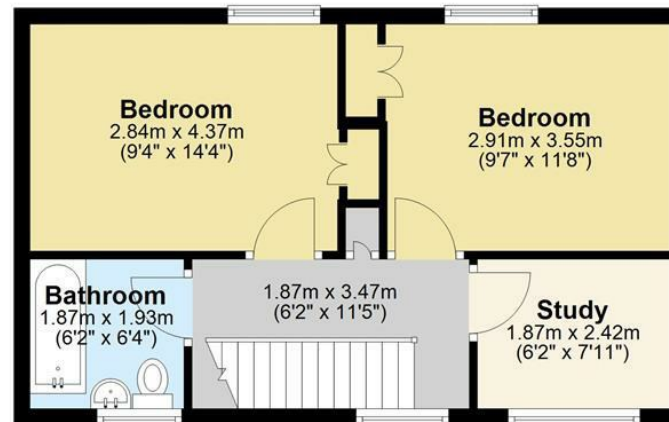




Ground Floor
Approx. 50.1 sq. metres (539.8 sq. feet)



First Floor
Approx. 38.7 sq. metres (416.6 sq. feet)



Total area: approx. 88.8 sq. metres (956.3 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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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs 105-149kWh A		
91-104kWh B		
80-90kWh C		
69-80kWh D	67	74
55-68kWh E		
41-54kWh F		
29-40kWh G		
13-28kWh		

EU Directive 2002/91/EC
England & Wales

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

**4 The Row, New Ash Green
Kent DA3 8JG**

**1 The Parade, Wrotham Road
Meopham, Kent DA13 0JL**

01474 815811 / 871555

info@hartleyestates.com
www.hartleyestates.com

