



84 Chapel Wood New Ash Green

- End of Terrace Four Bedroom House
- Corner Plot Position
- Larger Than Average Rear Garden
- Spacious Dual Aspect Lounge/Diner
- Double Doors Opening onto Garden from Lounge/Diner
- Downstairs Cloakroom
- Garage in Nearby Block
- Double Glazing Throughout
- Gas Central Heating Throughout
- End of Chain

£430,000





Situated within the highly sought after Chapel Wood area of New Ash Green, this well positioned four bedroom family home occupies a corner plot with a larger than average garden, offering excellent outdoor space and plenty of potential for further landscaping or extension (STPP). This property also benefits from having no onward chain, and offers an excellent opportunity for potential buyers to update and personalise the property.

The property is approached via a pleasant walkway with attractive communal greens, leading to the front entrance and creating a peaceful setting away from passing traffic.

Inside, the home offers well proportioned accommodation throughout. The spacious dual aspect lounge/diner enjoys plenty of natural light and features double doors opening directly onto the rear garden, creating a seamless connection between indoor and outdoor living — ideal for entertaining or enjoying summer evenings.

The kitchen overlooks the garden and provides a practical layout with ample storage and worktop space, along with direct access to the outside. Completing the ground floor is a convenient downstairs cloakroom, perfect for guests and family living.

Upstairs, the property offers four bedrooms, including a generous principal bedroom, a second well sized double bedroom, a good sized third bedroom and a further dual aspect fourth bedroom. A family bathroom serves the first floor.





Externally, the standout feature is the larger than average rear garden, which wraps around the corner plot and provides an excellent level lawn, mature trees and fencing for privacy. The garden offers a great space for families, gardening enthusiasts or anyone looking for a sizeable outdoor area rarely found in this location.

The property also benefits from a garage located in a nearby block, providing useful additional storage or secure parking.

Chapel Wood is ideally positioned within New Ash Green, a popular village community offering local shops, schools, playgrounds, woodland walks and excellent transport links to Longfield station, Dartford and the A2/M25 corridor.

This property represents a fantastic opportunity for buyers seeking a well located home with generous garden space and scope to personalise.

Tenure: Freehold

Council Tax Band: D

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.







Total area: approx. 88.4 sq. metres (951.7 sq. feet)



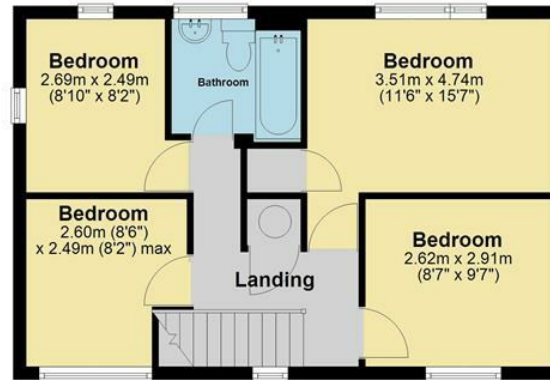
Ground Floor

Approx. 44.5 sq. metres (478.7 sq. feet)



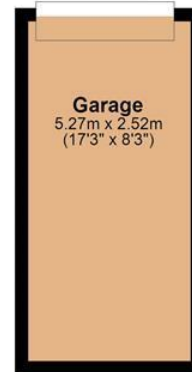
First Floor

Approx. 43.9 sq. metres (473.0 sq. feet)



Garage

Approx. 13.3 sq. metres (142.9 sq. feet)



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		Current	Potential
Very energy efficient - lower running costs			
105-149kWh	A		
81-104kWh	B		
65-80kWh	C		
50-64kWh	D		
35-49kWh	E		
21-34kWh	F		
12-20kWh	G		
Not energy efficient - higher running costs			
		74	80

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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