



Dan Thomas
— & Co. —



Bazes Shaw, New Ash Green, Longfield, DA3 8QX

Longfield

Offers Over
£325,000

Tenure: Freehold

Bedrooms: 3 | **Bathrooms:** 1 | **Receptions:** 1

This is a nicely presented, three bedroom mid-terrace, located in a quiet pocket of New Ash Green Village.

Suitable as a starter home, for a growing family, as a fantastic investment opportunity, or perhaps even for a downsizer – the home provides generous proportions and the benefit of no immediate work required.

The home comes with an unrestricted residents car park to the front, meaning there is ample, off-road parking.

Downstairs, there is an entrance hall which provides access (left) to a downstairs cloakroom, for convenience. To the right, there is a spacious, open-plan and galley-style kitchen-diner, with plenty of counter-top and storage/prep space, as well as room for appliances and a 4-6 seater dining table.

Beyond the kitchen and to the rear is a well appointed lounge with large sliding doors and a window, both allowing lots of natural light. The sliding doors lead to a relatively low maintenance, South-Westerly facing rear garden which features a decked seating area, a section laid-to-lawn, a slabbed patio and pathway to the rear access gate, a raised sleeper bed and another slated flowerbed.

Back inside and upstairs, the property features two spacious double bedrooms, and one traditionally smaller single. The master features plenty of space and potential for fitted wardrobes.

Completing the accommodation is a family-sized shower room, fully tiled and featuring walk-in shower cubicle, wash/hand basin with and toilet.

Further benefits include fitted cupboards under the stairs / in the entrance hallway, perfect for coats, shoes and other storage items. There is also space here for your utilities/wash facilities. There are electric radiators and there is double glazing throughout. There is also a loft space, for storage.

The property is within easy reach of the village shopping centre, and is within walking distance of the local primary school. Additional local amenities include New Ash Green Rugby Club and Sports Pavilion, Doctors Surgery and Dental Practice, plus the village library. A newly opened gym is also within a short walk, as are the Co-Op, local barbers, hair & nail salons, and the village bakery. There are a number of local public houses for residents to enjoy, all of which are within a short stroll.

Road links to the A2, M2, M25 and M20 are within easy reach, whilst the closest train station is Longfield, which offers services to London Victoria in just over 30 minutes. Ebbsfleet International is accessible in under 20 minutes by car, with this station offering a High Speed link to London for those who may need it.

Bluewater Shopping Centre is also just a few junctions along the A2, or accessible via Darenth & Bean.

Enquire now to book your viewing slot.

Tenure: Freehold

Council Tax Band: C

Village Association Fees: £38.98 per month

Resident Society Fees: £18.90 per month





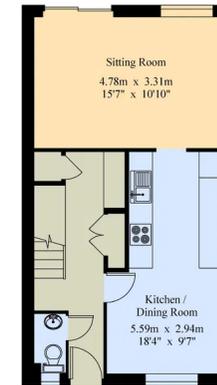




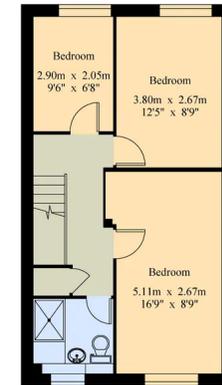


Bazes Shaw

Gross Internal Area : 86.4 sq.m (930 sq.ft.)



Ground Floor



First Floor



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Dan Thomas & Co
8A Station Road
Longfield
Kent
DA3 7QD

Dan Thomas & Co Ltd. Registered in England and Wales - 12734131
Registered Office: 8A Station Road, Longfield, Kent, DA3 7QD



T: 01474 636300
E: info@danthomasandco.co.uk
www.danthomasandco.co.uk