



**Bazes Shaw, New Ash Green, Longfield, Kent,  
DA3**

**Offers in excess of:  
£300,000**



# Bazes Shaw, New Ash Green, Longfield, Kent, DA3

Offered to the market with the benefit of NO FORWARD CHAIN is this blank canvas, 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 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.

Beyond the kitchen and to the rear is a well appointed lounge with feature, false brick chimney, plus 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 section laid-to-lawn, a slabbed patio and pathway to the rear access gate, a storage shed and a flowerbed laid with slate.

Back inside and upstairs, the property features two spacious double bedrooms, and one traditionally smaller single. The master features two large mirrored wardrobes, whilst bedroom two, features another.

Completing the accommodation is a family-sized bathroom, fully tiled and featuring shower attachment over bath, wash/hand basin with storage surround and toilet.

Further benefits include fitted cupboards under the stairs / in the entrance hallway, perfect for coats, shoes and other storage items. There are electric (storage) heaters 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.

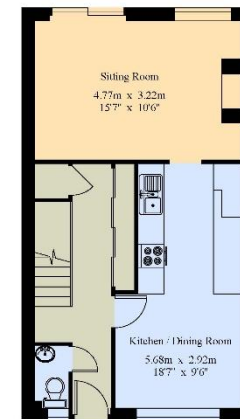
Bluewater Shopping Centre is also just a few junctions along the A2, or accessible via Darenth & Bean.

Enquire now to book your viewing slot.

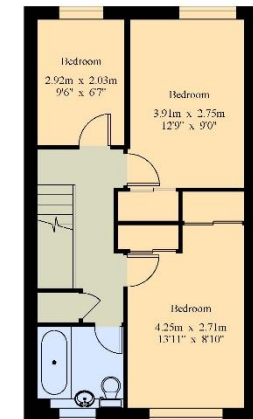
Tenure: Freehold  
Council Tax Band: C  
Village Association Fees: £212.40 per annum  
Resident Society Fees: £436.60 per annum

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Gross Internal Area : 86.3 sq.m (928 sq.ft.)



Ground Floor

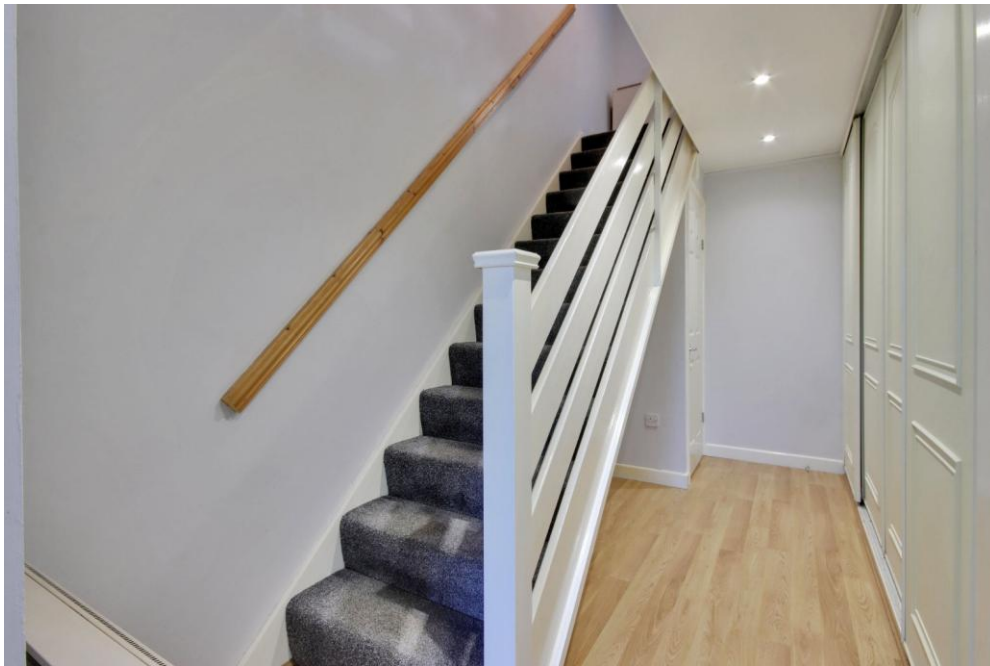


First Floor

2 4 6 8 10 Feet  
1 2 3 Metres  
For Identification Purposes Only.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.