



24 Farm Holt New Ash Green

- Two Bedroom End Of Terrace Home
- Direct Access To Garage From Garden
- Electric Roller Garage Door
- Spacious Living Room
- Modern Kitchen/Diner
- Rear Garden With Patio Area
- Ideal First Time Buy or Investment Purchase
- Double Glazing Throughout
- Gas Central Heating

Price Guide
£310,000-£315,000





Price guide- £310,000- £315,000
 Situated in the sought after village of New Ash Green, this well presented two bedroom end of terrace home offers an excellent opportunity for first time buyers, downsizers or investors alike. Positioned within the popular Farm Holt development and looking over attractive woodland greenery to the front, the property enjoys a peaceful setting while remaining within easy reach of the village centre, local amenities and commuter links.

Internally, the property comprises an entrance hall leading into a spacious and light filled living room with modern flooring and contemporary décor. To the rear, the stylish kitchen/diner has been fitted with a range of grey wall and base units, integrated cooking appliances and ample worktop space, with direct access onto the rear garden making it ideal for both day to day living and entertaining.

The first floor offers two well proportioned bedrooms and a modern family bathroom finished in neutral tones.

Externally, the rear garden provides a combination of patio and lawn space with gated rear access, offering excellent potential for outdoor dining, children's play space or further landscaping. The property also benefits from a garage which is accessible directly from the garden features power and lighting and an electric roller door.





Early viewing highly recommended.

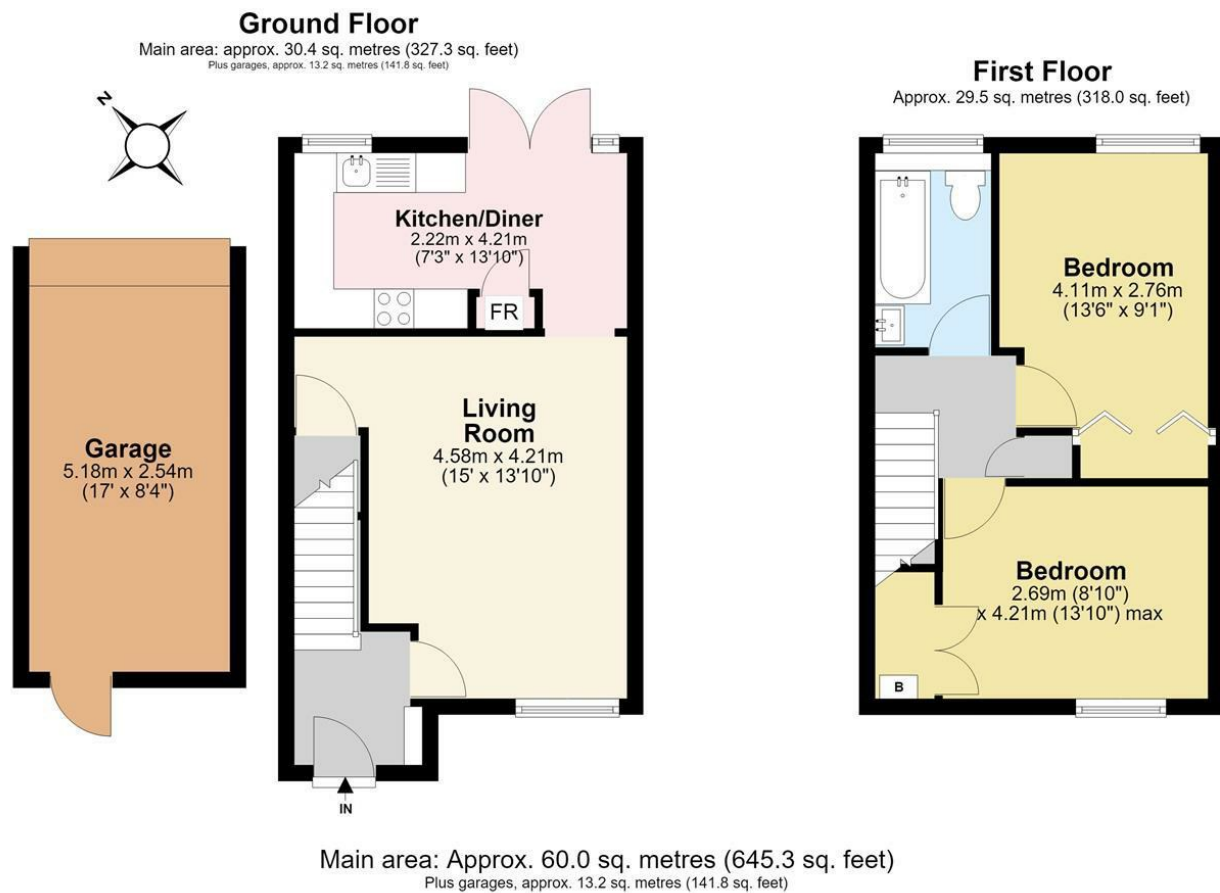
Tenure: Freehold

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.





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
agentsaperture.co.uk
Plan produced using PlanUp.

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



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
92-100 A	87
81-91 B	
69-80 C	
55-68 D	
43-54 E	
31-42 F	
13-29 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.