



85 Ayelands New Ash Green

- Three bedroom end-of-terrace home
- Extended ground-floor accommodation
- Spacious living room
- Modern fitted kitchen
- Contemporary family bathroom
- Well-presented throughout
- Low-maintenance rear garden
- Garage en-bloc
- Double glazing & gas central heating

£359,995





Set within the popular Ayelands area of New Ash Green, this three-bedroom end-of-terrace home offers well-proportioned accommodation with the added benefit of a ground-floor extension, creating a versatile additional living space.

The property opens into a spacious living/dining room, providing an excellent family and entertaining space, while the fitted kitchen offers a range of shaker-style units, wooden worktops and integrated cooking appliances. To the rear, the extension provides a useful additional reception area with French doors leading out to the garden, allowing the indoor and outdoor spaces to flow together.

On the first floor are three bedrooms, two doubles and a further single. Situated to the first floor there is also the modern family bathroom.

The rear garden is attractively arranged and easy to maintain, with artificial lawn, paved pathways and a decked seating area beneath a mature, leafy pergola – creating a lovely sheltered spot for outdoor dining and entertaining.

Further benefits include gas central heating, double glazing, an end-of-terrace position and a garage en-bloc.

A well-presented and versatile home offering plenty





of space for a growing family, with the ground-floor extension and attractive rear garden adding to its appeal.

New Ash Green benefits from local facilities which include local shops, doctor and dental surgeries, health clinic, primary school and nurseries, access to grammar and secondary schools, public library. Bus services to main line railway station at Longfield offering services to London as well as a commuter coach service to London. There are road links from this area giving access to A2/M2, A20/M20, M25 and Dartford Tunnel. The major features are the close proximity to Bluewater Shopping Complex and Ebbsfleet International Station with high speed link to Paris and St Pancras International Station.

Tenure: Freehold

Council Tax Band: C

Fixtures and fittings by arrangement other than those mentioned.

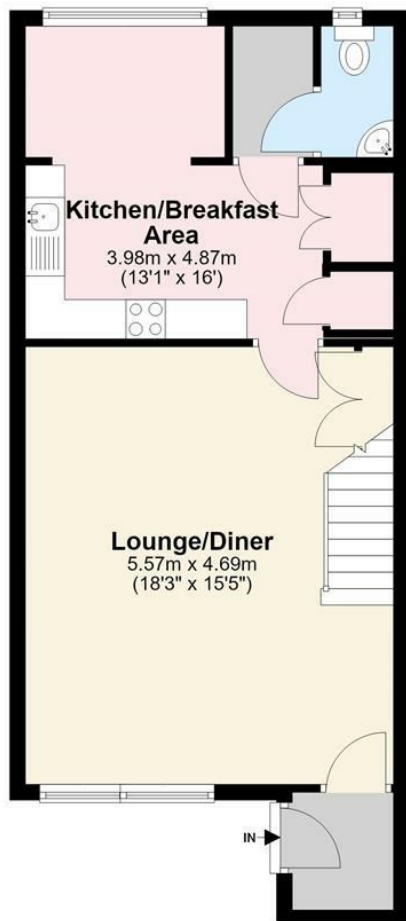
Residents Society Fees and Village Association Fees apply to properties in New Ash Green, please ask for further information or contact New Ash Green Village Association directly for figures.





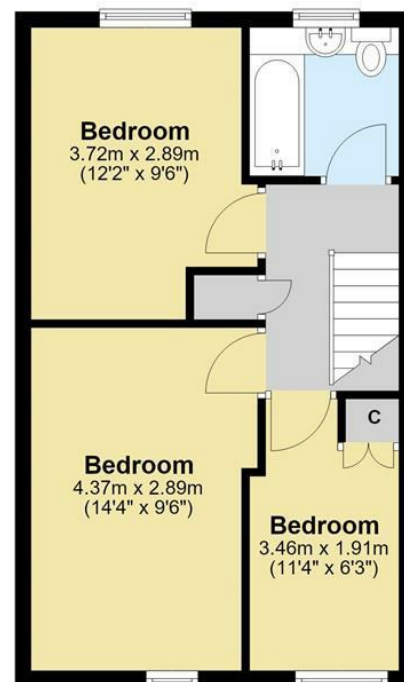
Ground Floor

Approx. 47.5 sq. metres (511.2 sq. feet)



First Floor

Approx. 38.1 sq. metres (410.2 sq. feet)



Total area: approx. 85.6 sq. metres (921.5 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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Plan produced using PlanUp.

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Saturday 9am-5pm

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
102-149kWh A		
91-101kWh B		
80-90kWh C		
69-80kWh D		
55-68kWh E		
41-54kWh F		
27-40kWh G		
13-26kWh		
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.