

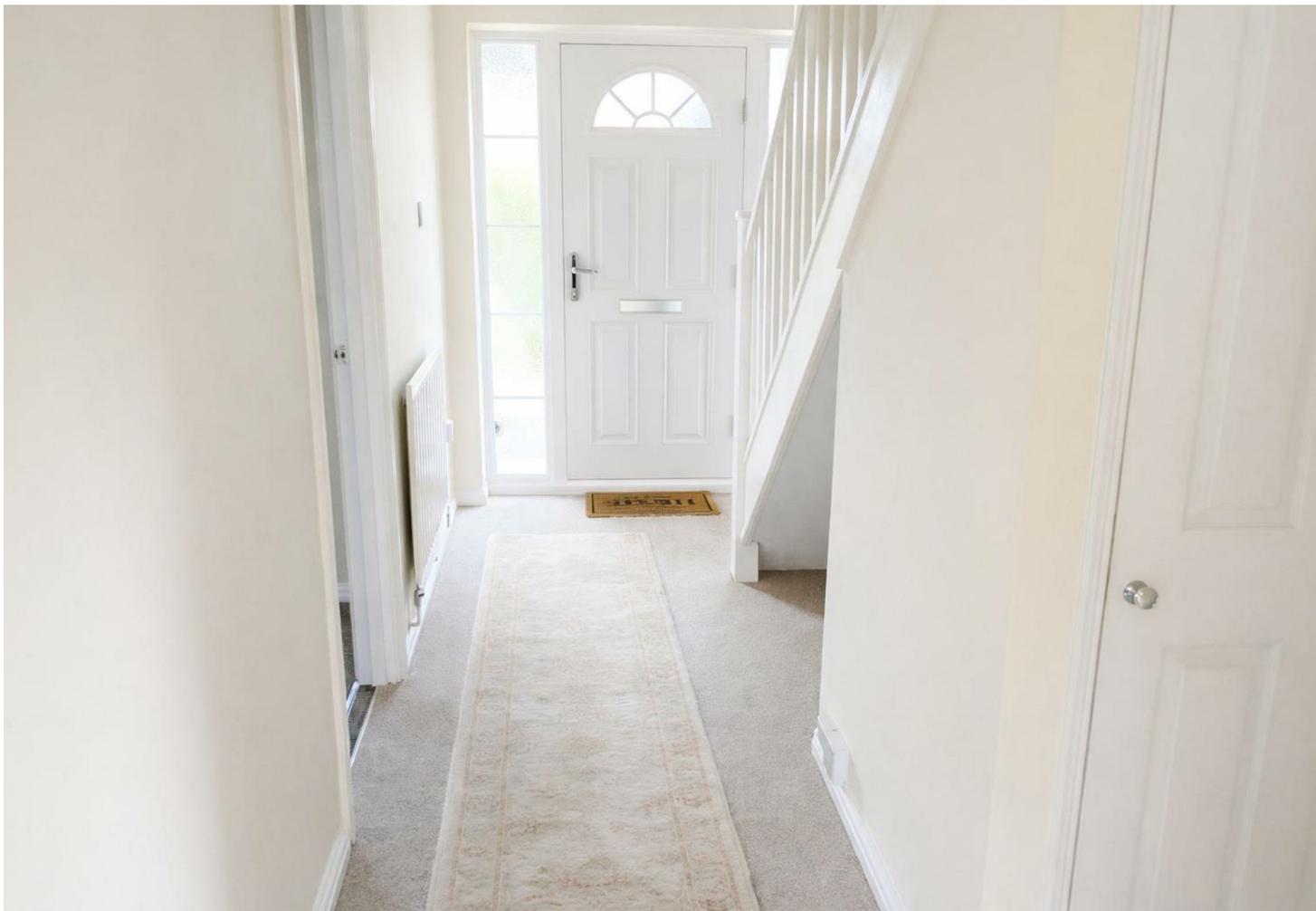


4 Perran Close Hartley

- Sought After Location
- Detached Four Bedroom Family House
- Three Reception Rooms
- In Need of Re-Decoration
- Great Potential & Scope to Extend
- Gas Central Heating
- Double Glazing
- Side & Rear Gardens
- Tandem Garage Attached to Side
- Driveway for Several Vehicles

Price Guide
£610,000





PRICE RANGE: £610,000-£620,000. Are you looking for somewhere you could create your dream home, a blank canvas, then we would recommend your earliest viewing. This property does require updating and redecoration but has such potential, excellent scope for extension (subject to consent).

A detached four bedroom family house located at the end of a cul-de-sac in the much sought after village of Hartley that lies within walking distance to Longfield rail station. The property features gas central heating, double glazing throughout. Boasting generous gardens to rear and side. There is also no onward chain with this property.

As you arrive the property has an impressive circular driveway for ample parking, step into the generous reception hallway where there is also a downstairs cloakroom, there are three receptions, the lounge which is to the rear, a separate dining room to rear and a study to the front.

Upstairs there are four good size bedrooms with ensuite to main bedroom, there is also a family bathroom.

Outside there is an attached tandem length garage, the large gardens are to side and rear and offers a excellent opportunity if you would be looking to extend (subject to the usual planning consents).





Hartley Village has local shops at Cherry Trees and The Parade, Church Road, with a Post Office and convenience store in Ash Road. There are two primary schools, a nursery school, library and a dentist, with doctors at Longfield and New Ash Green. There are further shops, supermarkets and a train station, with services to London Victoria, in Longfield. Hartley Country Club, set in 10 acres of glorious Kent countryside, offers a unique combination of sporting and social attractions. There are good, local road networks and all are within approximately 5.5 miles; the A2 giving access to the M2, M25 and Dartford River Crossing; and the A20 leading to the M20 and M25. Ebbsfleet International Station, providing fast services to St Pancras and Europe, is also within approximately 5.5 miles. The Bluewater Shopping Centre, with its varied range of shops and recreational facilities, is approximately 5 miles from Hartley Village.

Tenure: Freehold

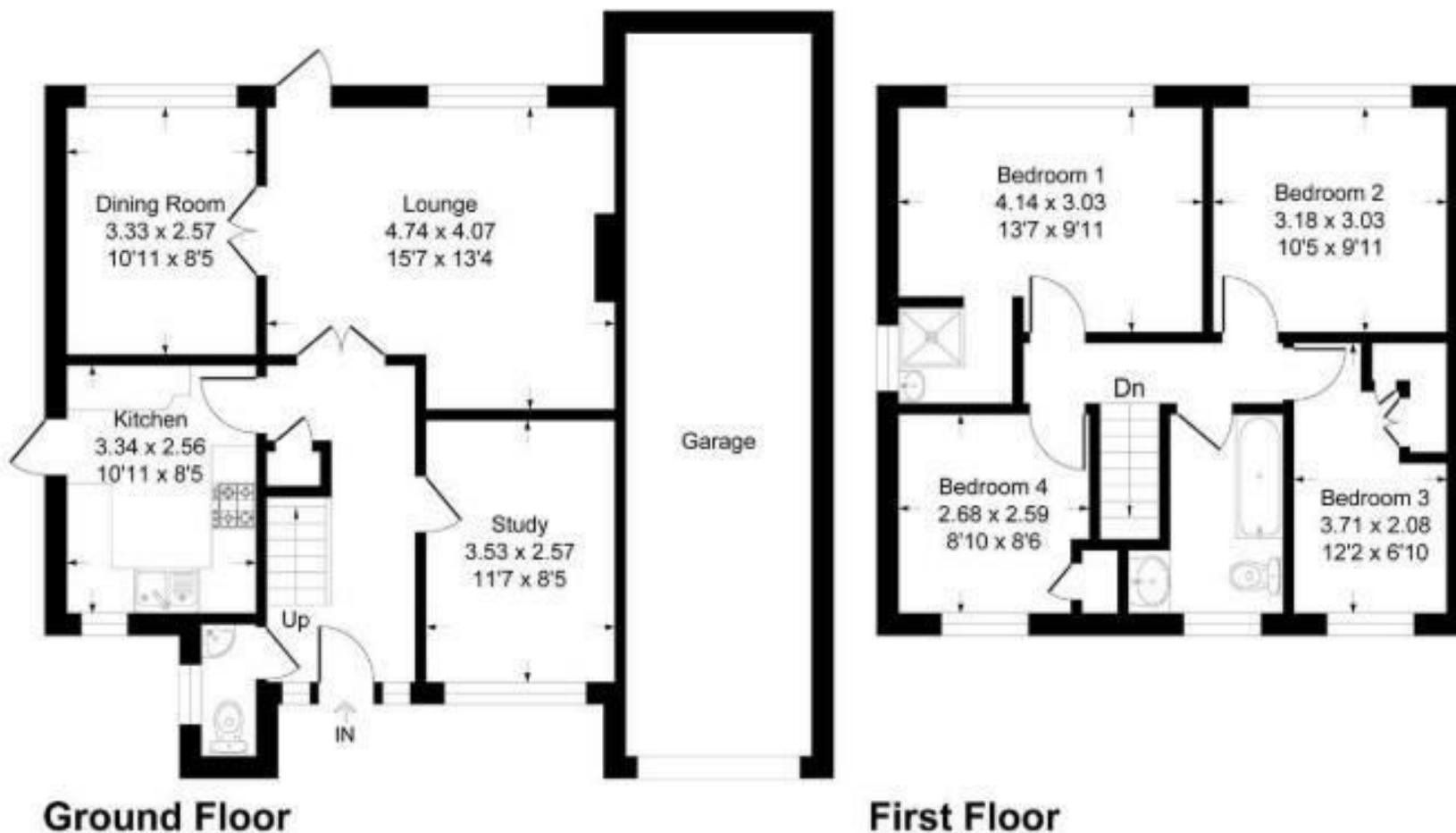
Council Tax Band: F

Fixtures and fittings by arrangement other than those mentioned.





Approximate Gross Internal Area 107.7 sq m / 1160 sq ft
(Excluding Garage)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
Produced By Planpix

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

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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
102-110kWh A	
91-101kWh B	
82-90kWh C	
73-81kWh D	79
64-72kWh E	62
55-63kWh F	
47-54kWh 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.