



# 51 Knights Croft New Ash Green

- Sought After Location
- Secluded Position
- Semi Detached To Bedroom Bungalow
- Air Conditioning
- En Suite Shower Room
- Good Size Lounge/Diner
- Fitted Kitchen
- Conservatory
- South Facing Rear Garden & Garage
- End of Chain

**£325,000**





Rarely available and located in the sought after and well established Knights Croft neighbourhood a semi detached bungalow occupying a lovely secluded position.

Originally built by the renowned architect Eric Lyons (Span Ltd). The internal layout has been altered giving a larger kitchen space and an en suite to the main bedroom.

The property has gas warm air central heating, double glazing, air conditioning, a south facing walled rear garden plus a garage in block nearby.

This property also benefits from having no onward chain.

Step into the hallway with a cloakroom, the second bedroom lies to the front, the lovely sized lounge/diner lies open plan to a fitted kitchen, there is also a conservatory overlooking the south facing rear garden.

The main bedroom has a high ceiling and door leading to en suite shower room.

Outside the garden is conveniently paved and very secluded with walled boundaries and with it being south facing generates a lot of natural light inside the bungalow. Located in a nearby block there is a single garage.

Step inside into the hallway, there is a cloakroom and bedroom two lies to the front, the spacious lounge/diner lies open plan to the fitted kitchen and





has a conservatory to the rear overlooking the rear garden. The main bedroom has a high level ceiling and en suite shower room. Outside the secluded walled rear garden is conveniently paved and south facing offering lots of natural light into the bungalow. There is also a single garage in nearby block.

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. 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.

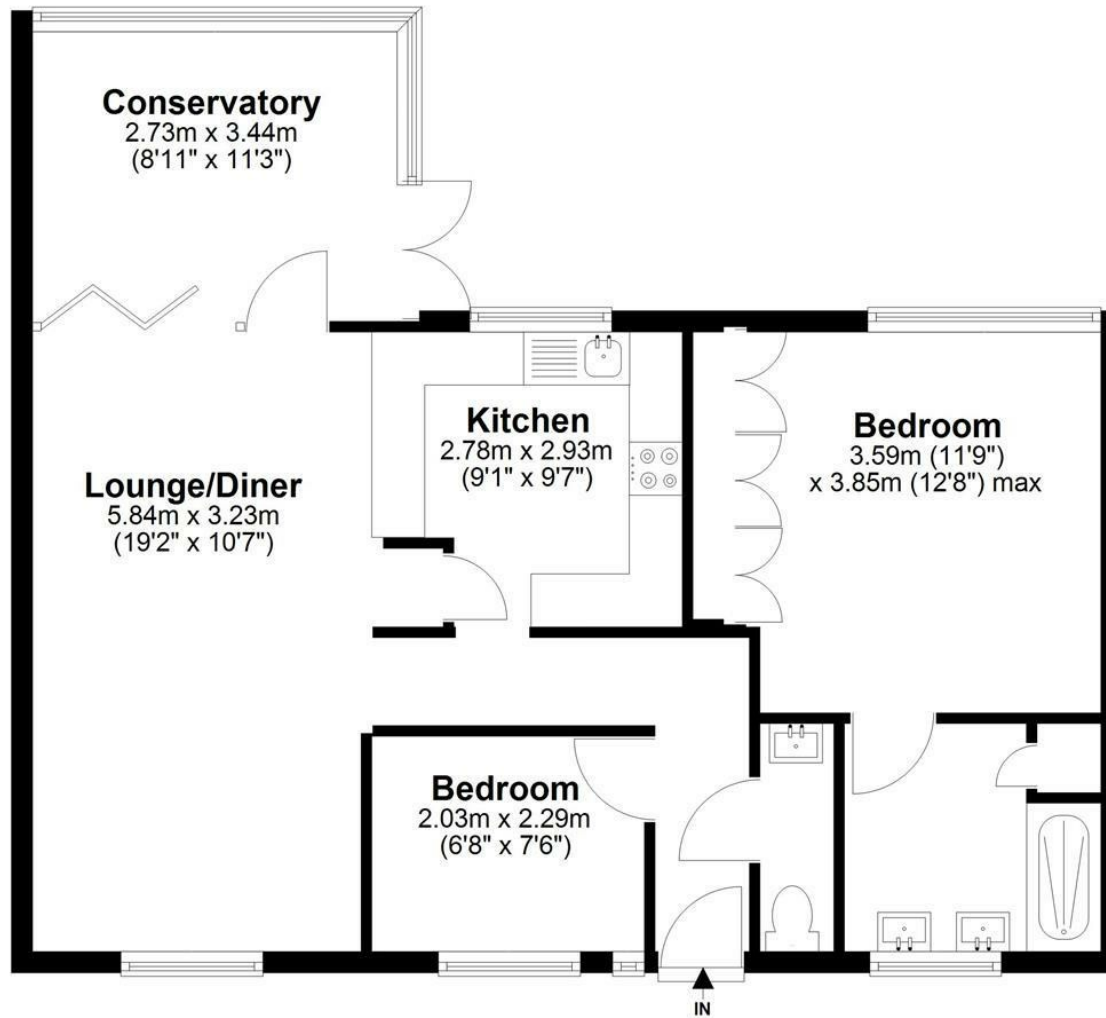






## Ground Floor

Approx. 67.8 sq. metres (730.2 sq. feet)



Total area: approx. 67.8 sq. metres (730.2 sq. feet)

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	
80-90kWh C	
69-78kWh D	68
58-68kWh E	57
47-57kWh F	
36-46kWh 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.