



3 Seven Acres New Ash Green

- Rarely Available Semi Detached Three Bedroom House
- Well Presented & Maintained
- Fitted Kitchen/Diner
- Lovely Living Room to Front
- Conservatory to Rear
- Gas Central Heating
- Double Glazing Throughout
- Fabulous Corner Plot Rear Garden

£410,000





Rarely available on the sought after neighbourhood of Seven Acres, a delightful semi detached three bedroom house. The property has been well maintained and improved over time by the present owners. Features include gas central heating with recently refitted hot water tank and boiler, double glazing throughout. Occupying a lovely corner plot with the rarity of having a detached garage to the side with power and light.

Enter into the entrance porch with a downstairs cloakroom, the living room lies to the front with the staircase ascending, to the rear there lies a lovely fitted kitchen/dining room, the property also boasts a fabulous conservatory to the rear overlooking the garden.

Upstairs there are three bedrooms and a good sized bathroom.

The property sits on a rare corner plot and to the garden is mainly laid to lawn with flower and shrub borders, there is a detached garage to the side with personal door from the rear garden, the garage has power and light to boot.





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: D

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.

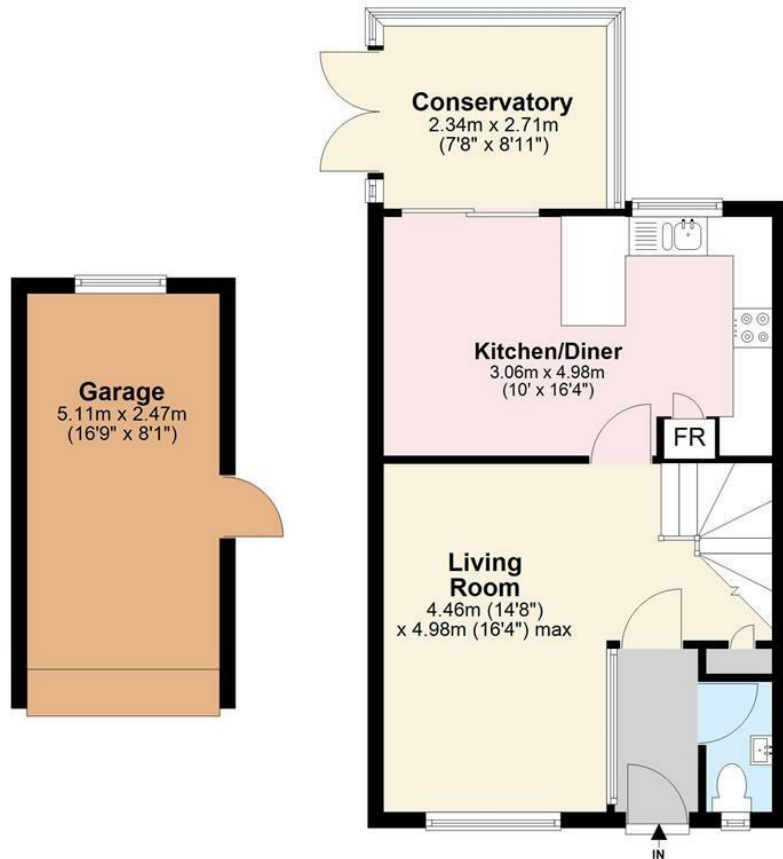






Ground Floor

Main area: approx. 44.6 sq. metres (479.8 sq. feet)
Plus garages, approx. 12.6 sq. metres (135.9 sq. feet)



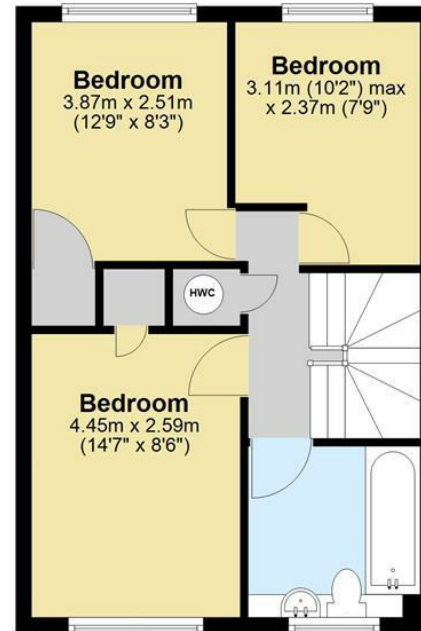
Main area: Approx. 82.3 sq. metres (885.6 sq. feet)
Plus garages, approx. 12.6 sq. metres (135.9 sq. feet)

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.

Agents Aperture
agentsaperture.co.uk
Plan produced using PlanUp.

First Floor

Approx. 37.7 sq. metres (405.7 sq. feet)



Open: Monday-Friday 9am-5.30pm
Saturday 9am-5pm

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Energy Efficiency Rating	
Very energy efficient - lower running costs	Current
102 (A+++)	78
91 (A++)	
80 (A+)	
69 (A)	
58 (B)	
47 (C)	
36 (D)	
25 (E)	
14 (F)	
3 (G)	
Very energy inefficient - 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.