







25 Billings Hill
Shaw
Hartley

- Offering Great Potential!
- Set In A Quiet Cul-De-Sac
- Detached Four Bedroom House
- Spacious Living Room
- Fitted Kitchen
- Dining Room
- Conservatory
- Secluded Rear Garden
- Detached Garage & Driveway
- No Onward Chain

Price Guide
£650,000-£660,000

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PRICE RANGE: £650,000-£660,000. Set in this very quiet cul-de-sac a delightful detached four bedroom family house. The property benefits from having no onward chain. The property offers gas central heating and double glazing. The rear garden is secluded and there is detached garage with driveway to side. The property also benefits from having no onward chain.

Within walking distance of the sought after local primary schools and nurseries, this charming house offers great potential with its current living accommodation. The ground floor accommodation includes entrance hallway, a downstairs cloakroom, large living room to front, fitted kitchen to rear and separate dining room with doors into conservatory.

To the first floor, a landing, four bedrooms (three with fitted cupboards) and a family bathroom.

The outside offers front and rear gardens that are mainly laid to lawn, driveway leading to detached garage.

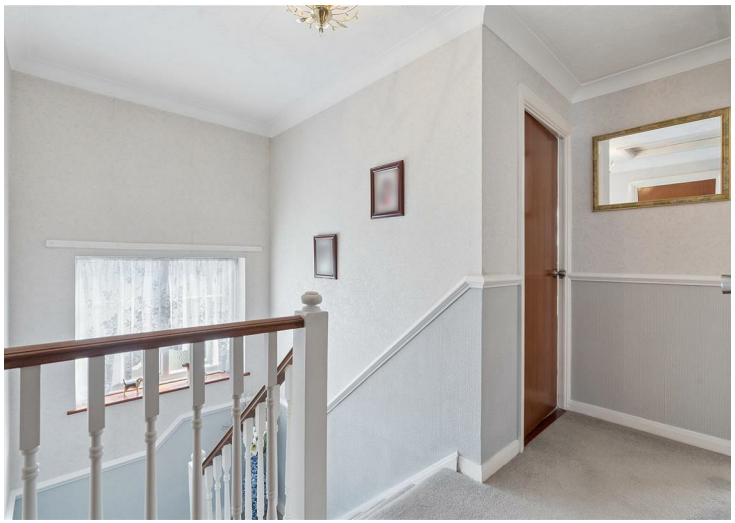












Hartley Village has local shops at Cherry Trees and The Parade, Church Road, with a Post Office and convenience store in Ash Road. There are two primary schools, a nursery school, library and a dentist, with doctors at Longfield and New Ash Green. There are further shops, supermarkets and a train station, 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.





















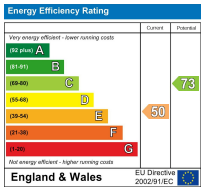


Main area: Approx. 116.1 sq. metres (1250.0 sq. feet)

Plus garages, approx. 15.5 sq. metres (166.7 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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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.

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

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