



47 Lambardes New Ash Green

- Spacious Family House
- Four/Five Bedrooms
- Fabulous Large Fully Fitted Kitchen/Diner
- Study/Bedroom
- Family Room
- Spacious Living Room with High Sloped Ceiling
- Good Size Rear Garden
- Double Garage with Electric Up & Over Door at End of Garden

Price Guide
£500,000





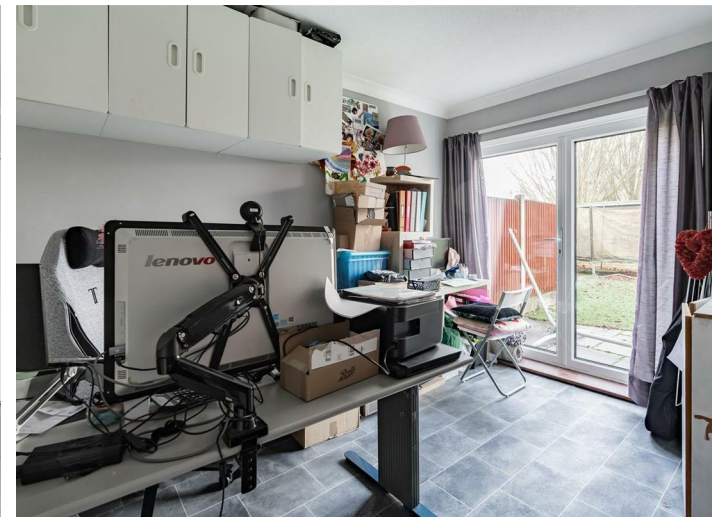
PRICE RANGE: £500,000 - £525,000. Uncover this excellent sized four/five bedroom versatile family house, one of the largest designs built by Bovis Homes on the sought after neighbourhood of Lambardes. The property boasts gas central heating, double glazing throughout, an amazing sized fully fitted kitchen/diner, good sized secluded rear garden with artificial grass and oak sleepers and door giving access to a double garage with electric door.

Step inside from the front door to a reception hallway, there is a downstairs cloakroom, the spacious living room with its unique high sloped ceiling is located to the front of the house, there is a study/bedroom downstairs and a further family room overlooking rear garden, the real treat is the fabulous sized fully fitted kitchen/diner with integrated appliances, originally two rooms it makes an amazing sociable\entertaining room with its central island.

Upstairs there are four bedrooms and a family bathroom. Outside the rear garden is a good size with quality artificial grass, raised oak sleepers and flower and shrub borders, also there is rear access and a door that leads to the double garage that has power and light and an electric up and over door.

Tenure: Freehold

Council Tax Band: E

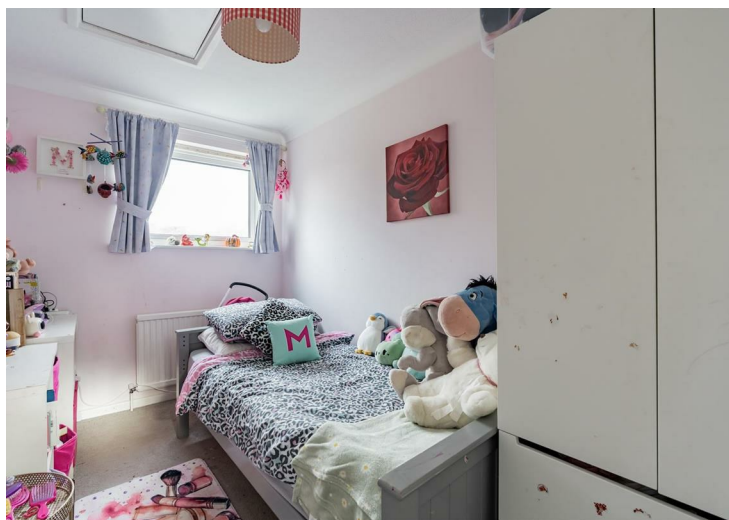




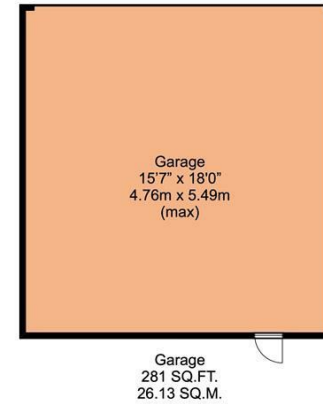
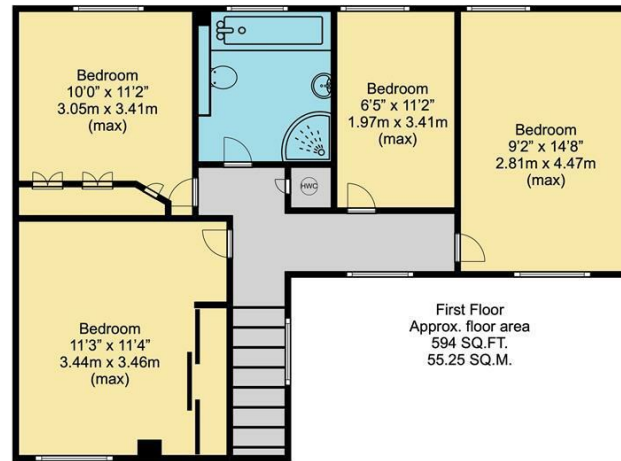
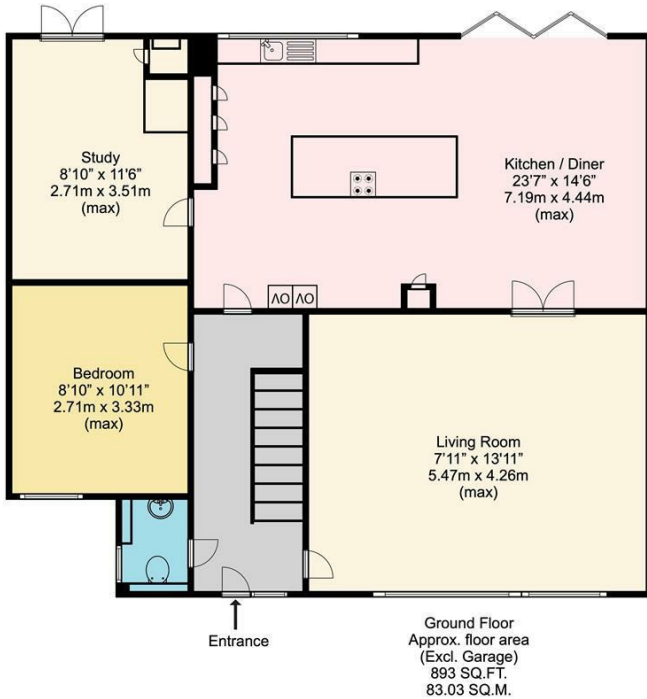
Residents Society Fees and Village Association Fees apply to properties in New Ash Green, please ask for further information or contact New Ash Green Village Association directly for figures.

Fixtures and fittings by arrangement other than those mentioned.

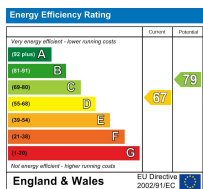




Approx. total floor area (Excl. Garage) 1,487 SQ.FT. 138.28 SQ.M.



Disclaimer
 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.



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

**4 The Row, New Ash Green
 Kent DA3 8JG**

**1 The Parade, Wrotham Road
 Meopham, Kent DA13 0JL**

01474 815811 / 871555

info@hartleyestates.com
 www.hartleyestates.com

