



12 Fairview Fawkham

- Beautiful Village Location
- Two Bedroom Cottage
- Living Room with Wood Burner
- Fully Fitted Kitchen
- Conservatory
- Downstairs Bathroom & Upstairs Shower Room
- Large Front & Rear Gardens
- Good Size Detached Garage
- End of Chain

Price Guide
£360,000





PRICE RANGE: £360,000 - £380,000. Escape to the country! A charming two bedroom cottage nestled in the village of Fawkham. The property is a symphony of country style and modern living. The property has central heating with radiators, double glazing, large detached garage at the end of the garden.

Enviably position! This lovely cottage starts with a long front garden leading to:- entrance porch, inner hallway with staircase ascending, door to cosy living room complete with a wood burner, fully fitted kitchen/breakfast room to rear that lies open to a west facing conservatory, there is also a downstairs bathroom, upstairs the main bedroom lies to the front with views over open countryside, bedroom two to the rear, there is a upstairs shower room too. Large rear gardens leading to rear access and a good sized detached garage. This property also benefits from having no onward chain.

The property is a short drive from Longfield village and New Ash Green village, facilities which include local shops, doctor and dental surgeries, health clinic, primary school and nurseries, access to grammar and secondary schools, public library. 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.

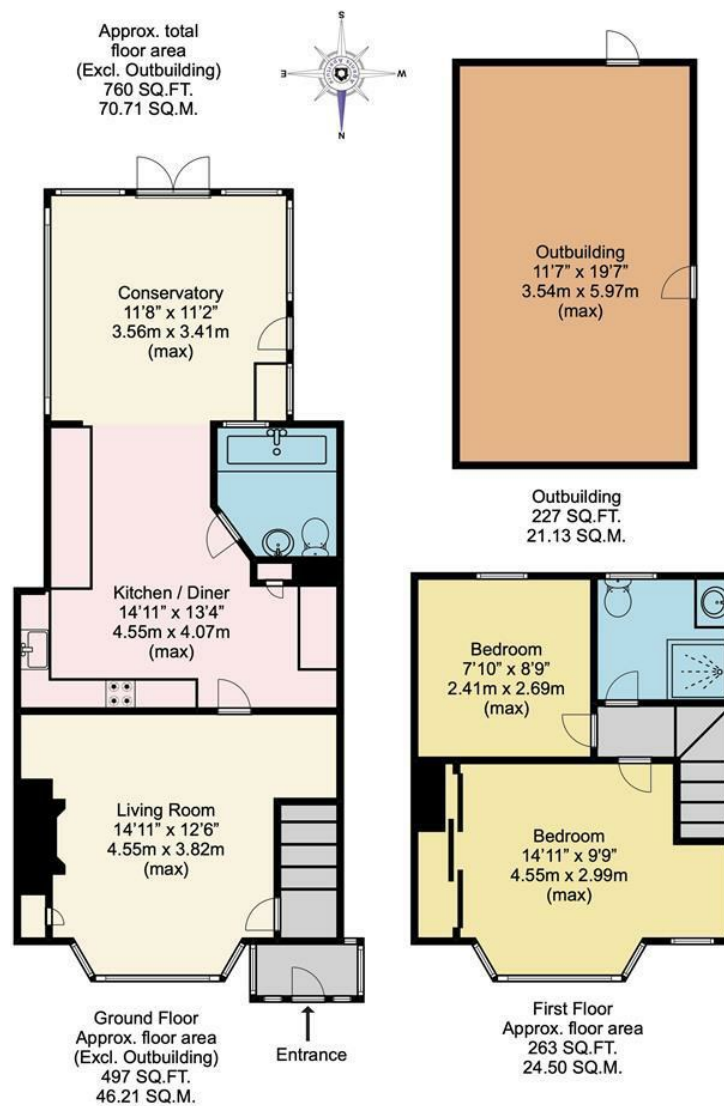
Tenure: Freehold

Council Tax Band: D

Fixtures and fittings by arrangement other than those mentioned.







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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
102 (max) A		
81-101 B		
69-80 C		
55-68 D		
49-54 E		
41-48 F		
35-40 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.

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

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