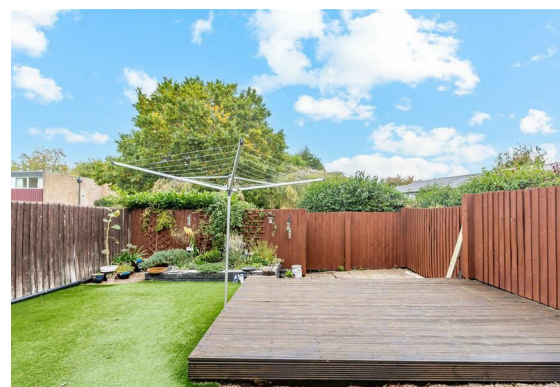




## 95 Punch Croft New Ash Green

- Three Bedroom End of Terrace House
- No Onward Chain
- Open Plan Living Accommodation
- Built By the Renowned Architect Eric Lyons (Span Ltd)
- Gas Central Heating
- Double Glazing Throughout
- Garage in Nearby Block

£355,000







This three bedroom end of terrace home was designed by renowned architect Eric Lyons as part of the Span Development in New Ash Green. The property is offered to the market with no onward chain.

Inside, you will find a bright and spacious open plan living room, a separate kitchen/diner, three well proportioned bedrooms and a family bathroom. Large windows bring in plenty of natural light, creating the airy feel Span homes are known for.

Outside, the property has a private rear garden and benefits from a garage enbloc. The development also features landscaped communal grounds, designed to enhance the sense of space and community.

Located close to local shops, schools and transport links, this home offers an excellent opportunity to modernise to your own taste while enjoying the heritage of Span's iconic mid century design.

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

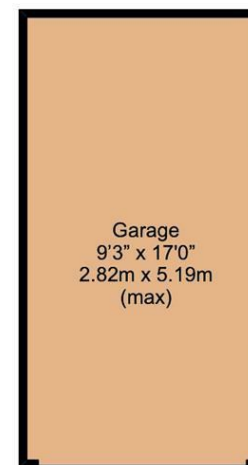
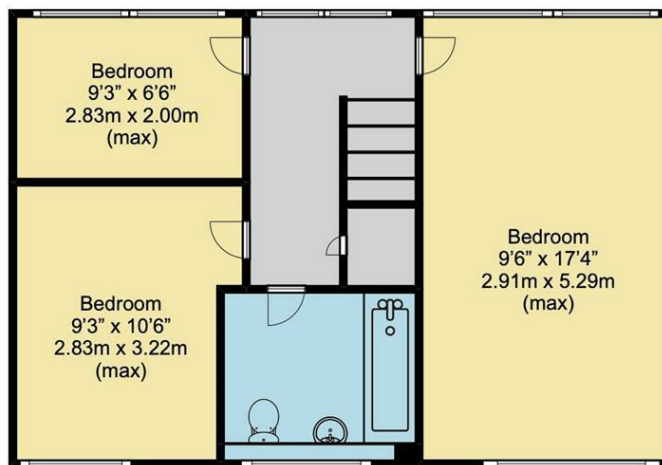
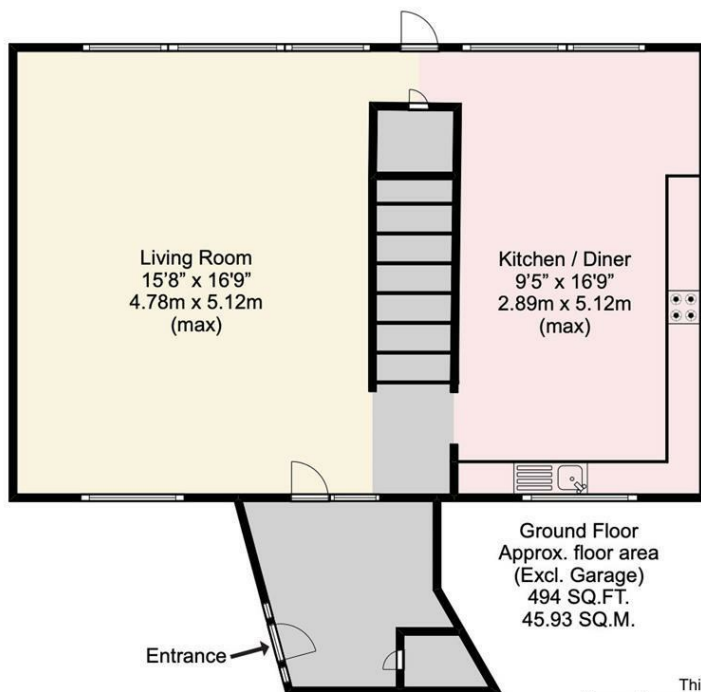
Council Tax Band: C

Fixtures and fittings by arrangement other than those mentioned.

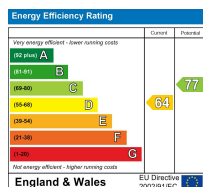
Residents Society Fees and Village Association Fees apply to properties in New Ash Green, please ask for further information or contact New Ash Green Village Association directly for figures.



Approx. total  
floor area  
(Excl. Garage)  
937 SQ.FT.  
87.13 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

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