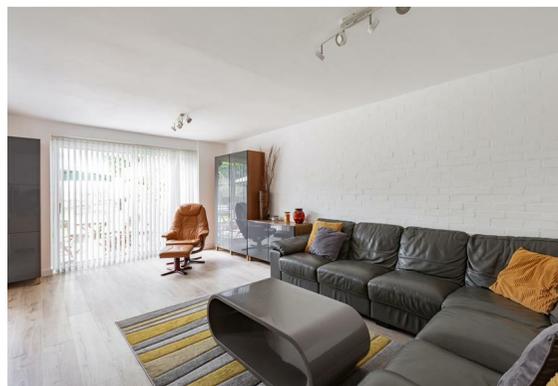




## 3 Over Minnis New Ash Green

- Unique Four Bedroom House
- Well Presented Throughout
- Fabulous Fully Fitted Kitchen/Dining Room
- Spacious Living Room
- Utility/Downstairs Cloakroom
- West Facing Rear Garden
- Garage at End of Garden with Personal Access from Garden
- End of Chain
- PRICE RANGE: £359,950 - £370,000

Price Guide  
£359,950





**PRICE RANGE: £359,950 - £370,000.** A uniquely designed and contemporary style house built by the renowned architect Eric Lyons (Span Ltd). This well presented double storey extended four bedroom family home offers spacious and light accommodation.

The accommodation includes entrance hallway, utility room/downstairs cloakroom, spacious living room, beautifully fully fitted kitchen/diner. Upstairs there are four good size bedrooms and a family bathroom.

Boasting gas central heating, double glazing, west facing rear garden with personal access to the garage located at the end of the garden. This property also benefits from having no onward chain.

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: 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.

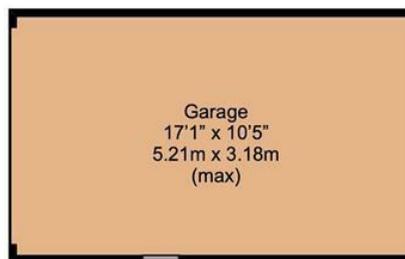








Approx. total floor area (Excl. Garage)  
1,253 SQ.FT.  
116.50 SQ.M.

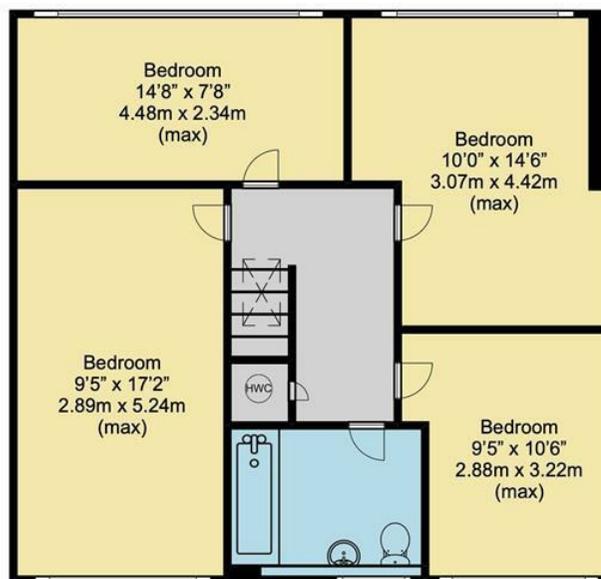


Garage  
178 SQ.FT.  
16.56 SQ.M.



Ground Floor  
Approx. floor area (Excl. Garage)  
626 SQ.FT.  
58.25 SQ.M.

Entrance



First Floor  
Approx. floor area  
626 SQ.FT.  
58.25 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.



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current
105-150 kWh A	81
81-105 kWh B	
66-81 kWh C	
51-66 kWh D	
36-51 kWh E	
21-36 kWh F	
6-21 kWh G	

59

EU Directive 2002/91/EC

England & Wales

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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