



## 49 Manor Forstal New Ash Green

- Sought After Neighbourhood
- Three Bedroom Staggered Terraced House
- Updated & Improved By Current Owners
- Living Room/Dining Area
- Kitchen
- Downstairs Cloakroom
- Family Bathroom
- Garden
- Garage Enbloc To Rear
- Viewing Highly Recommended

£349,950

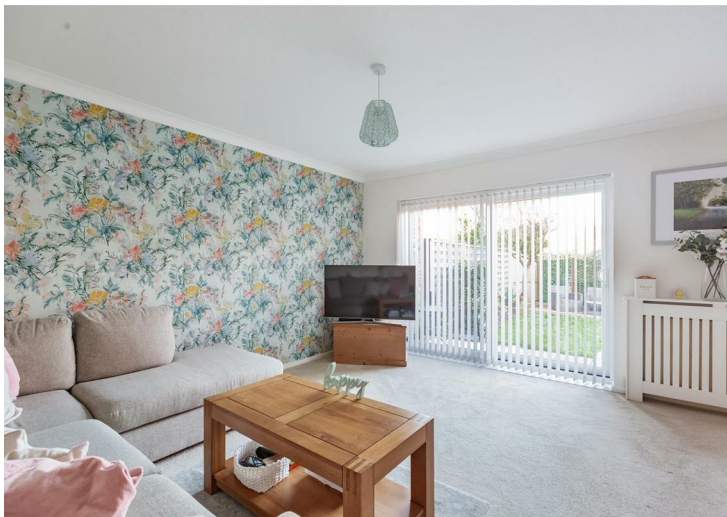




A gorgeous three bedroom staggered terraced house, located on this sought after neighbourhood on the edge of the village. Located in a particularly attractive row of houses overlooking open green lands and perfectly placed for walks near open countryside. Tastefully updated by the current owners with truly lovely decoration throughout, lovely re-fitted kitchen and bathroom, re-fitted carpets throughout, gas central heating and double glazing.

Property consists of: hallway, downstairs cloakroom, re-fitted kitchen to front, L-shaped living room/dining area to rear with patio doors overlooking rear garden, three bedrooms and re-fitted bathroom. There is gas central heating and double glazing, replaced carpeting throughout, garage in nearby block.

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 as well as a commuter coach service 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.



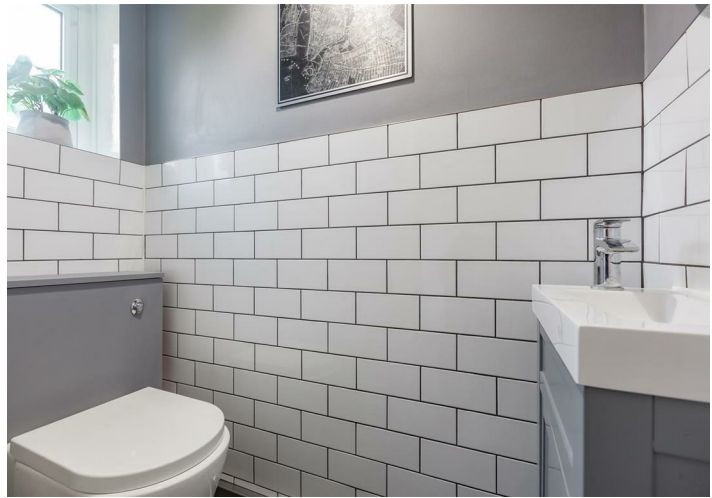


Council Tax Band: C

Fixtures and fittings by arrangement other than those mentioned.

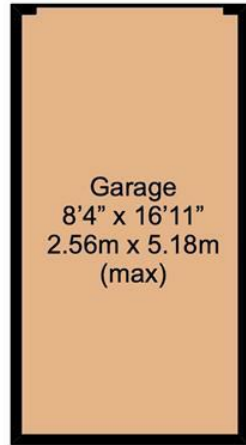
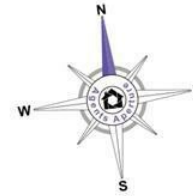
Residents Society Fees and Village Association Fees apply to properties in New Ash Green, please ask for further information or contact New Ash Green Village Association directly for figures.



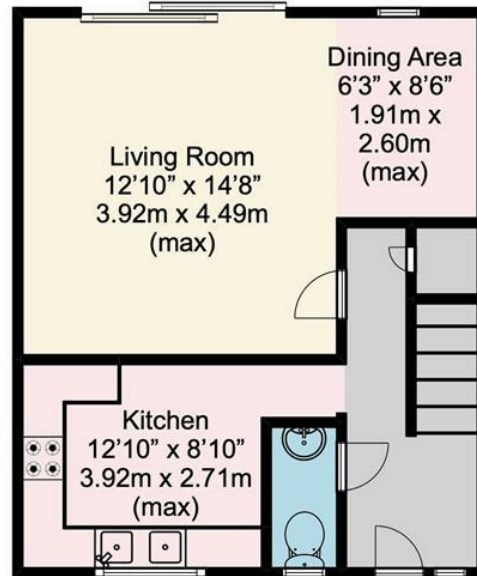




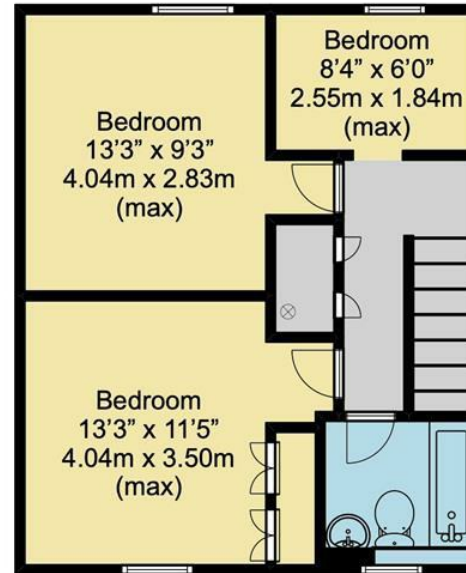
Approx. total  
floor area  
(Excl. Garage)  
911 SQ.FT.  
84.70 SQ.M.



Garage  
143 SQ.FT.  
13.26 SQ.M.



Ground Floor  
Approx. floor area  
(Excl. Garage)  
455 SQ.FT.  
42.35 SQ.M.



First Floor  
Approx. floor area  
455 SQ.FT.  
42.35 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 |           |
|--------------------------|-----------|
| Current                  | Potential |
|                          |           |
| <b>A</b>                 | <b>B</b>  |
| <b>B</b>                 | <b>C</b>  |
| <b>C</b>                 | <b>D</b>  |
| <b>D</b>                 | <b>E</b>  |
| <b>E</b>                 | <b>F</b>  |
| <b>F</b>                 | <b>G</b>  |
| <b>G</b>                 | <b>G</b>  |

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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