



# 72 Caling Croft New Ash Green

- Great Project with Huge Potential
- Extended Mid Terrace House
- Three Bedroom House
- Living Room
- Dining Room
- Kitchen
- Study/Bedroom Four
- Garage EnBloc
- Garden
- No Onward Chain

£329,950







If you are looking for a blank canvas then this project could be for you, it does require a lot of updating and redecoration but has great potential to turn this into a great family home.

This extended mid terrace three bedroom house is a great project with huge potential.

The accommodation includes entrance hallway, downstairs cloakroom, kitchen leading to second reception room, living room, study/bedroom four, three bedrooms upstairs and bathroom.

The property has a garage in a nearby block and rear garden. This property is offered with 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 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.

Tenure: Freehold

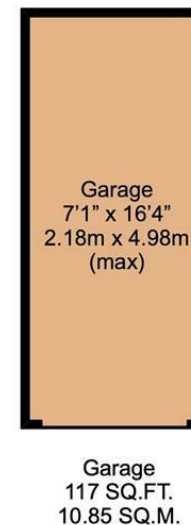
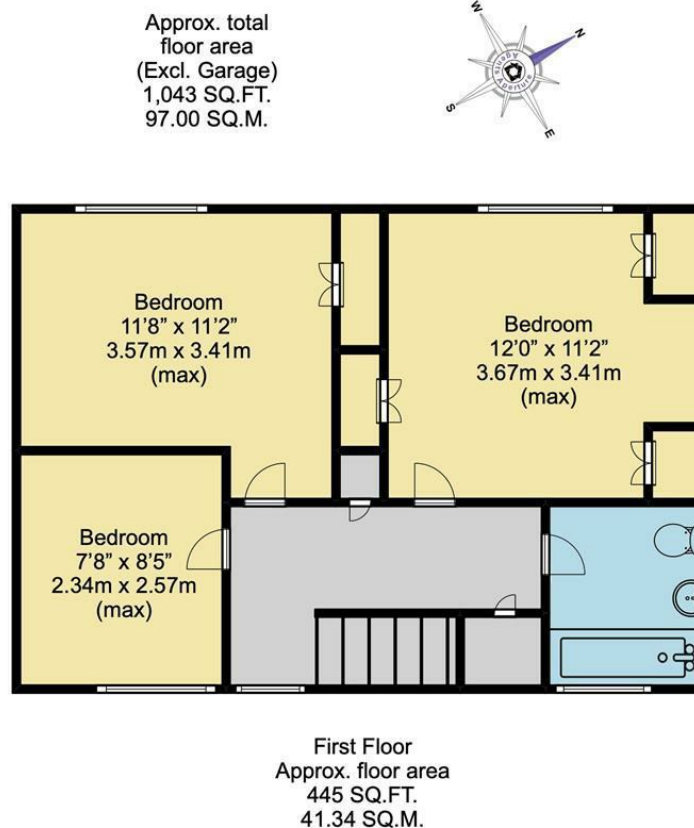
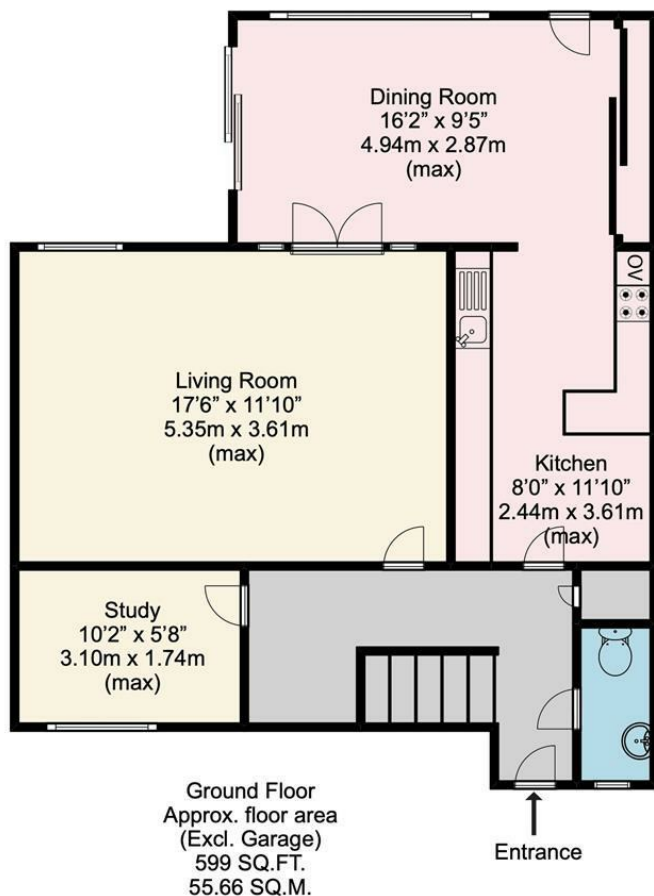


Council Tax Band: D

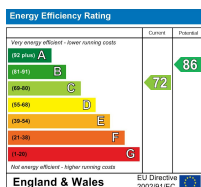
Fixtures and fittings by arrangement other than those mentioned.

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.





**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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