

56 Colt Stead
New Ash Green

- Lovely Location
- End of Terrace House
- Three Good Sized Bedrooms
- Living Room
- Separate Dining Room
- Fitted Kitchen
- South Facing Rear Garden
- Garage
- No Onward Chain

Price Guide
£345,000







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PRICE RANGE: £345,000 - £355,000. We are delighted to offer for sale an end of terrace three bedroom house overlooking one of the many open greenlands in the village. This popular style home offers three good size bedrooms and two reception rooms, there is also potential to extend subject to the usual planning consents. Other features include gas central heating, double glazing, south facing rear garden and garage in nearby block. The property also benefits from having no onward chain.

The accommodation includes: entrance porch, downstairs cloakroom, dining room with staircase ascending, fitted kitchen to front, living room overlooking the south facing rear garden, three good sized bedrooms and family bathroom.

Outside the south facing rear garden is mainly laid to lawn, the garage is 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.

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.





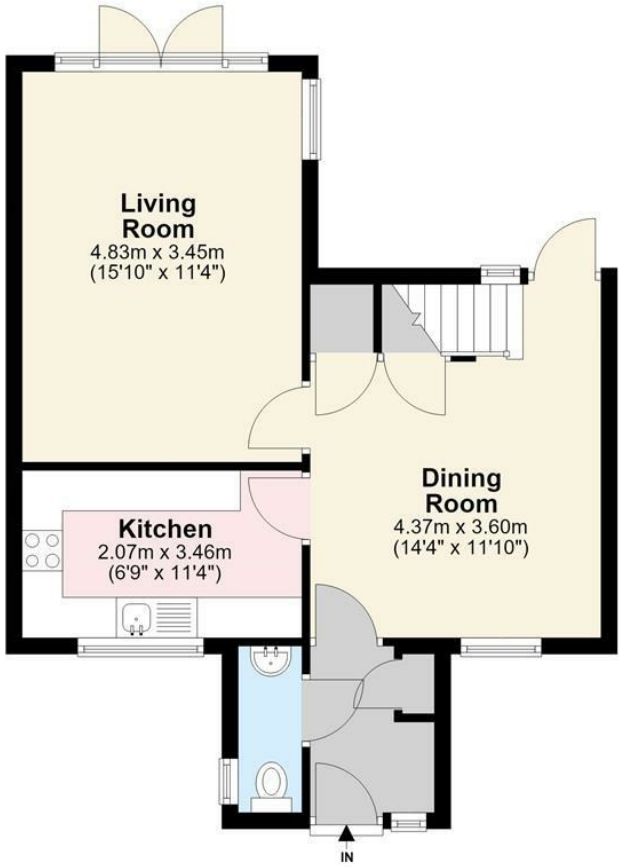






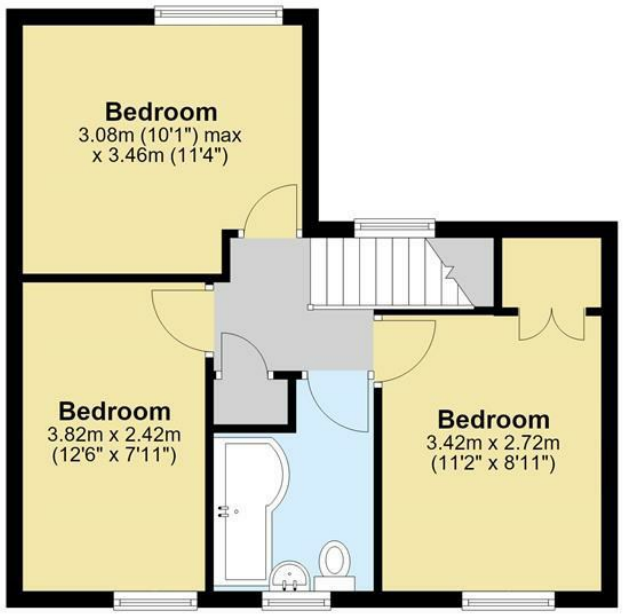
Ground Floor

Approx. 45.6 sq. metres (490.7 sq. feet)



First Floor

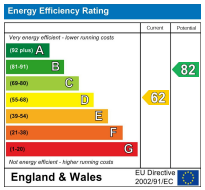
Approx. 41.0 sq. metres (441.3 sq. feet)



Total area: approx. 86.6 sq. metres (932.0 sq. feet)

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.

Agents Aperture
agentsaperture.co.uk
Plan produced using PlanUp.



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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