

28 Lambardes
New Ash Green

- Sought After Location
- Truly Unique House Built By Architect Eric Lyons (Span Ltd)
- Vastly Improved & Well Presented Three Bedroom House
- Gas Central Heating
- Double Glazing Throughout
- Fabulous Fully Fitted Kitchen with Integrated Appliances
- Beautiful South West Facing Rear Garden
- Summer House/Office
- Garage
- No Onward Chain

£395,000







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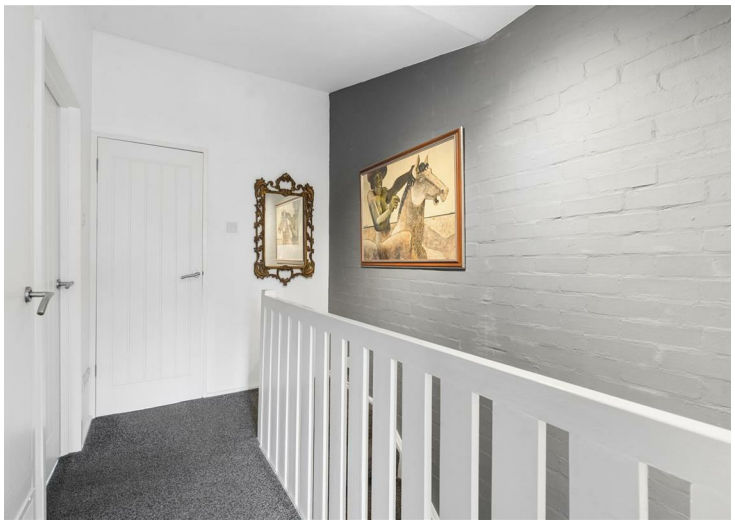
Rarely available a well presented three bedroom house located in the much sought after neighbourhood. Positioned on the outskirts of Lambardes with open woodlands and fields adjacent. This unique home built by the renowned modern architect Eric Lyons (Span Ltd). The current owners have made many improvements and your internal viewing is recommended.

On arrival you will notice the well nurtured and established surrounding landscaping. Step into the spacious entrance porch, there is a large double cupboard currently used as a utility area with housing for washing machine and tumble dryer, also in the entrance porch there is a downstairs cloakroom. The living room features full length double glazed windows to the front, so plenty of natural light, there is a dining room with double glazed bi folding doors opening up to the fabulous south west facing rear garden, bringing the outside in with more natural light. The modern fitted kitchen boasts Italian granite worktops and integrated appliances including double oven and hob plus dishwasher, fridge/freezer and wine cooler plus a water softener.

Upstairs there are three bedrooms all with plenty of cupboard space, the third bedroom is lucky enough to a have loft space which is not usual in these particular style homes. There is also a bathroom upstairs.

Outside the south west facing rear courtyard garden is both peaceful and tranquil with wonderful rustic outside paving slabs, raised pond with water feature, mature well established shrubs and planting with a fabulous jasmine









with its rich fragrance, this is truly a garden that looks after itself. To the rear of the garden this property boasts a real feature with a summerhouse with power and light and heater, and on top of this is the outside lighting with spaces in the garden for sun bathing and for shade. The sellers have also created a storage/bin store There is a gate leading to the garage which is located in a block of garages to the rear. Also with the location of this particular property there is plenty of parking at the front.

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.





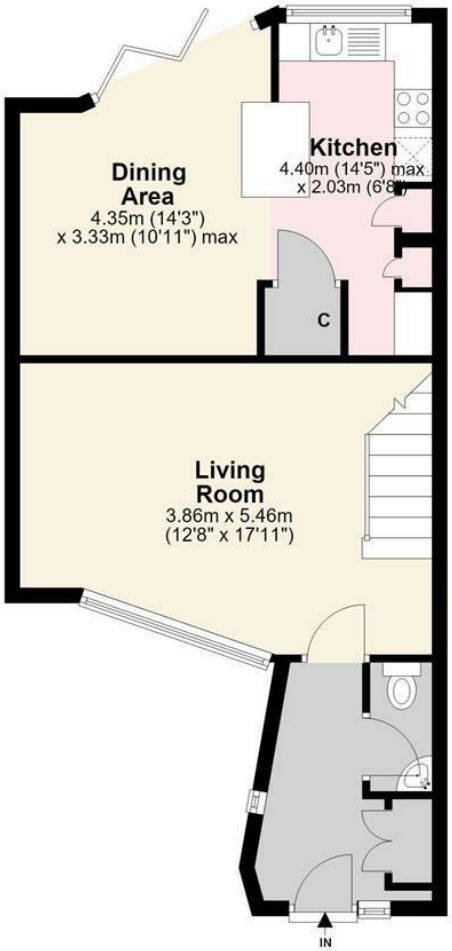





Envelopes & paper

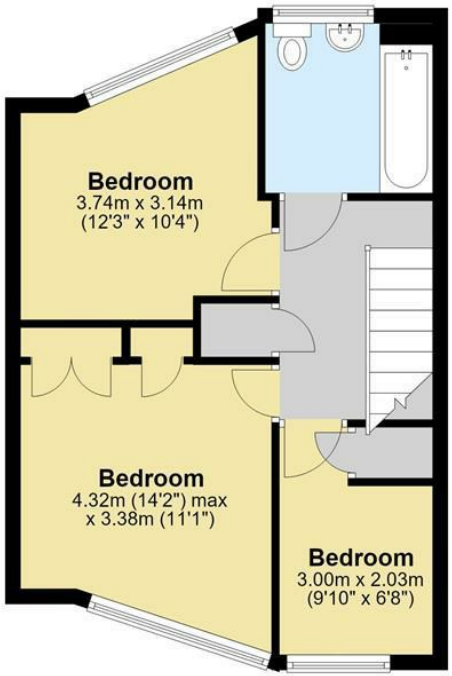
Ground Floor

Approx. 48.2 sq. metres (519.0 sq. feet)



First Floor

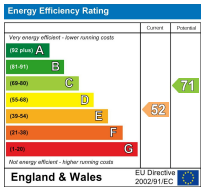
Approx. 41.3 sq. metres (444.9 sq. feet)



Total area: approx. 89.5 sq. metres (963.9 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.

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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

4 The Row, New Ash Green
Kent DA3 8JG

1 The Parade, Wrotham Road
Meopham, Kent DA13 0JL

01474 815811 / 871555

info@hartleyestates.com
www.hartleyestates.com

hartley estates
independent property agents