



Caxton Close, Hartley, Longfield,
Kent, DA3

Asking Price: £365,000

Tenure: Freehold



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Council Tax Band: C
EPC Rating: C
Local Authority: Sevenoaks District Council

Other important information which you will need to know about this property can be found at your-move.co.uk

FIRST TIME BUYERS! This tidy and much improved three bedroom home could make a great first purchase and includes a kitchen/diner and ground floor w.c. It is located in close proximity to the local park on Woodland Avenue, hence ideal for young familes.

Description

This home is well presented and neutral throughout. The ground floor is entered via a roomy entrance area that doubles as a utility room, with ample storage. It then offers fabulous a modern kitchen/diner which results in a great space to entertain. Folding doors from the kitchen lead into the roomy lounge (they can be divided) resulting in the home having the option of being open plan. To the rear is a bright and airy garden room that creates further reception space. The mainly paved and low maintenance rear garden has a gate to the rear that allows access to communal parking bays immediately behind the property. The home benefits from gas central heating and double glazed windows, plus an EPC rating of C.

Location

Hartley includes several local shops (including Co-op, Londis and a Post Office) and two Primary schools. Hartley Country Club and Hartley Social Club provide sporting and social activities. The nearby Longfield offers Waitrose, bakers, butchers, vets, doctors, eateries and Longfield Station with its London links. Local resident enjoy the relatively easy access to A2, M25, M20, Bluewater and Ebbsfleet, plus numerous local semi-rural walks for dog owners.

Our View

We feel this home is a great first purchase and an ideal entry point to get into the desirable Hartley area.

What the owners say

We’ve been so happy living in our home for the past 5 years. The open plan kitchen/lounge has been perfect for starting our family and hosting family and friends. We’re lucky to have the added benefit of having lovely neighbours and being in close proximity to a park and the woods where we’ve enjoyed countless walks with our kids. Although we look forward to finding a larger property for our kids to grow, we will be sad to leave our first family home

Lounge

10'9" x 15'8" (3.28m x 4.78m)

Kitchen/Diner

18'3" x 9'4" (5.56m x 2.84m)

Utility Room

6'7" x 6'5" (2m x 1.96m)

Garden Room

6'5" x 12'11" (1.96m x 3.94m)

Bedroom 1

13'9" x 8'9" (4.2m x 2.67m)

Bedroom 2

11'4" x 8'6" (3.45m x 2.6m)

Bedroom 3

9'9" x 6'6" (2.97m x 1.98m)

Garden

16'5" x 15'3" (5m x 4.65m)

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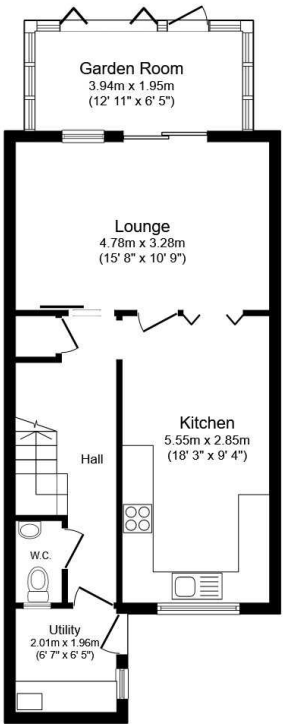
All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

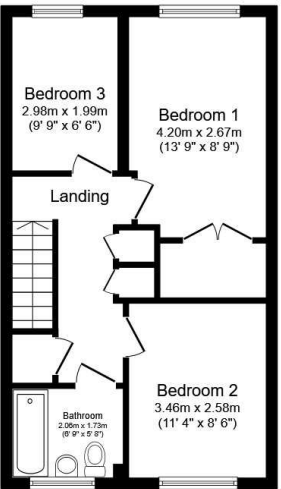
Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



Ground Floor



First Floor

Total floor area 99.7 m² (1,074 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Your Move. Powered by www.focalagent.com

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