



Price
£800,000

Freehold

3x  2x  2x 

**Pescot Avenue, New
Barn, Longfield, Kent,
DA3**

OVER 60?

Secure this property
for up to **59% less!**

Wards
Helping you move forwards



Main features

- Located in a private road with countryside walks nearby
- Double garage with electric doors and large storage space above
- Well presented ensuite shower room
- Spacious plot with incredible front and rear gardens
- Further potential to extend (subject to consents)

Accommodation

GROUND FLOOR

- Entrance Hall
- Lounge : 16'7 x 14'7 (5.06m x 4.45m)
- Dining Area: 18'7 x 10'5 (5.67m x 3.18m)
- Study: 8'11 x 6'7 (2.72m x 2.01m)
- Cloakroom: 4'9 x 3'1 (1.45m x 0.94m)
- Kitchen: 19'1 x 10'0 (5.82m x 3.05m)
- Conservatory Area: 12'9 x 10'4 (3.89m x 3.15m)

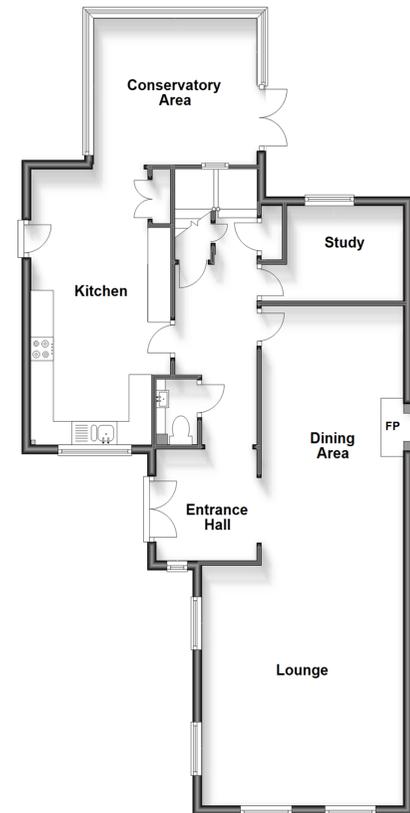
FIRST FLOOR

- Landing
- Bedroom 1: (L-shaped) 16'7 x 9'7 (5.06m x 2.92m) plus 8'2 x 4'11 (2.49m x 1.50m)
- Ensuite Shower Room: 7'10 x 4'5 (2.39m x 1.35m)
- Bedroom 2: 15'9 x 10'0 (4.80m x 3.05m)
- Bedroom 3: 10'4 x 10'0 (3.15m x 3.05m)
- Bathroom: 11'4 x 6'10 (3.46m x 2.08m)

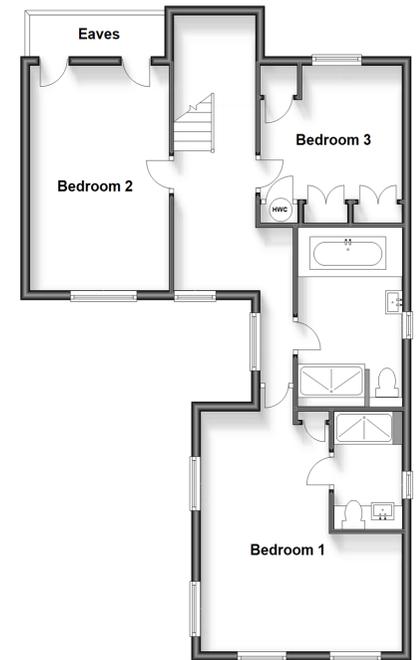
OUTSIDE

- Double Garage: 17'0 x 17'0 (5.19m x 5.19m)
- Driveway
- Front Garden
- Rear Garden

Ground Floor
Approx. 94.6 sq. metres (1018.6 sq. feet)



First Floor
Approx. 72.6 sq. metres (781.8 sq. feet)



Call Meopham - 01474 813100 ■ wardsof Kent.co.uk

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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