



**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

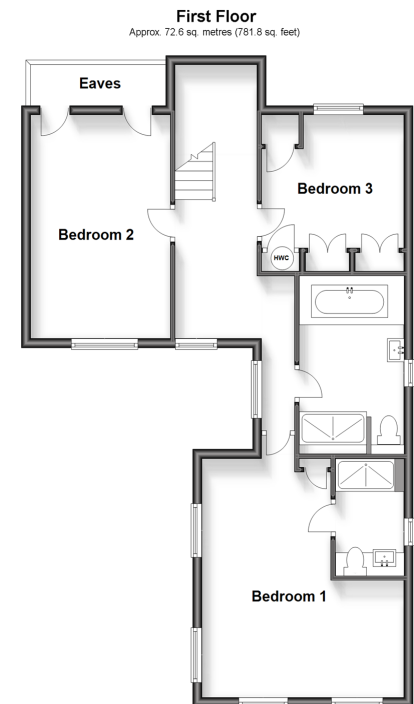
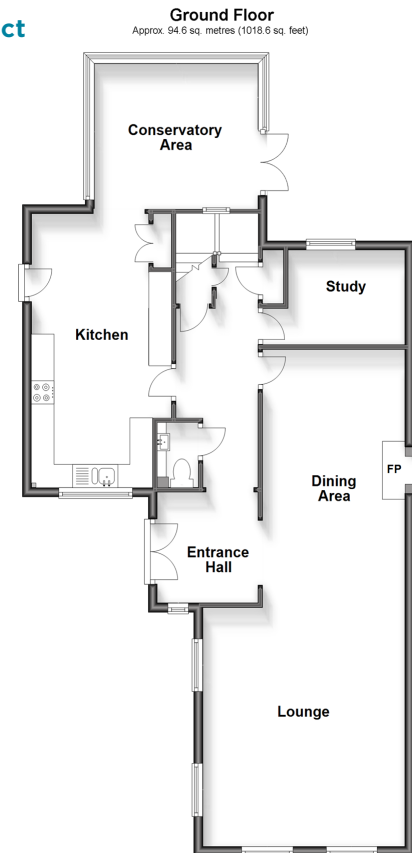
Entrance Hall  
 Lounge : 16'7 x 14'7 (5.06m x 4.45m)  
 Dining Area: 18'7 x 10'5 (5.67m x 3.18m)  
 Study: 8'11 x 6'7 (2.72m x 2.01m)  
 Cloakroom: 4'9 x 3'1 (1.45m x 0.94m)  
 Kitchen: 19'1 x 10'0 (5.82m x 3.05m)  
 Conservatory Area: 12'9 x 10'4 (3.89m x 3.15m)

### 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



**Call Meopham - 01474 813100 ■ [wardsofkent.co.uk](http://wardsofkent.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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