



**Price**  
**£750,000**

**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

- Impressive rear garden with plenty of entertaining space
- Versatile accommodation with bedrooms to both floors
- Picturesque views from balcony
- Superb kitchen/breakfast room with bi-folding doors
- Short drive to Longfield Station with access to London Victoria

## Accommodation

### GROUND FLOOR

- Porch
- Hallway
- Lounge: (L-shaped) 15'7 x 15'5 (4.75m x 4.70m) plus 2'8 x 1'10 (0.81m x 0.56m)
- Dining Room : 18'10 x 9'9 (5.74m x 2.97m)
- Kitchen/Breakfast Room: (L-shaped) 22'7 x 10'0 (6.89m x 3.05m) plus 11'10 x 2'1 (3.61m x 0.64m)
- Utility Room: 7'11 x 6'11 (2.41m x 2.11m)
- Bedroom 3: (L-shaped) 12'1 x 10'2 (3.69m x 3.10m) plus 7'2 x 2'3 (2.19m x 0.69m)
- Bathroom: 8'1 x 7'1 (2.47m x 2.16m)

### FIRST FLOOR

- Landing
- Bedroom 1: (L-shaped) 14'11 x 14'5 (4.55m x 4.40m) plus 7'1 x 3'3 (2.16m x 0.99m)
- Bedroom 2: (L-shaped) 9'7 x 9'3 (2.92m x 2.82m) plus 7'2 x 6'3 (2.19m x 1.91m)
- Walk in Wardrobe: 6'6 x 5'10 (1.98m x 1.78m)
- Shower Room: 10'6 x 7'8 (3.20m x 2.34m)

### OUTSIDE

- Driveway
- Front Garden
- Rear Garden

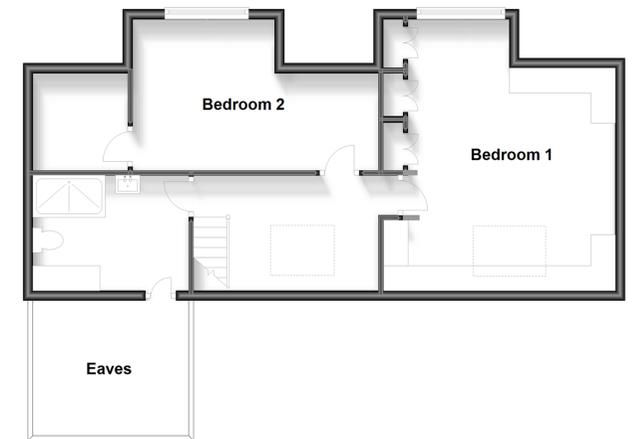
Call Meopham - 01474 813100 ■ [wardsof Kent.co.uk](http://wardsof Kent.co.uk)

- 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.

Ground Floor  
Approx. 110.9 sq. metres (1193.8 sq. feet)



First Floor  
Approx. 57.6 sq. metres (619.9 sq. feet)



13418451/20230728/SB/DF