



**Price**

**£800,000**

**Freehold**

3x  1x  2x 

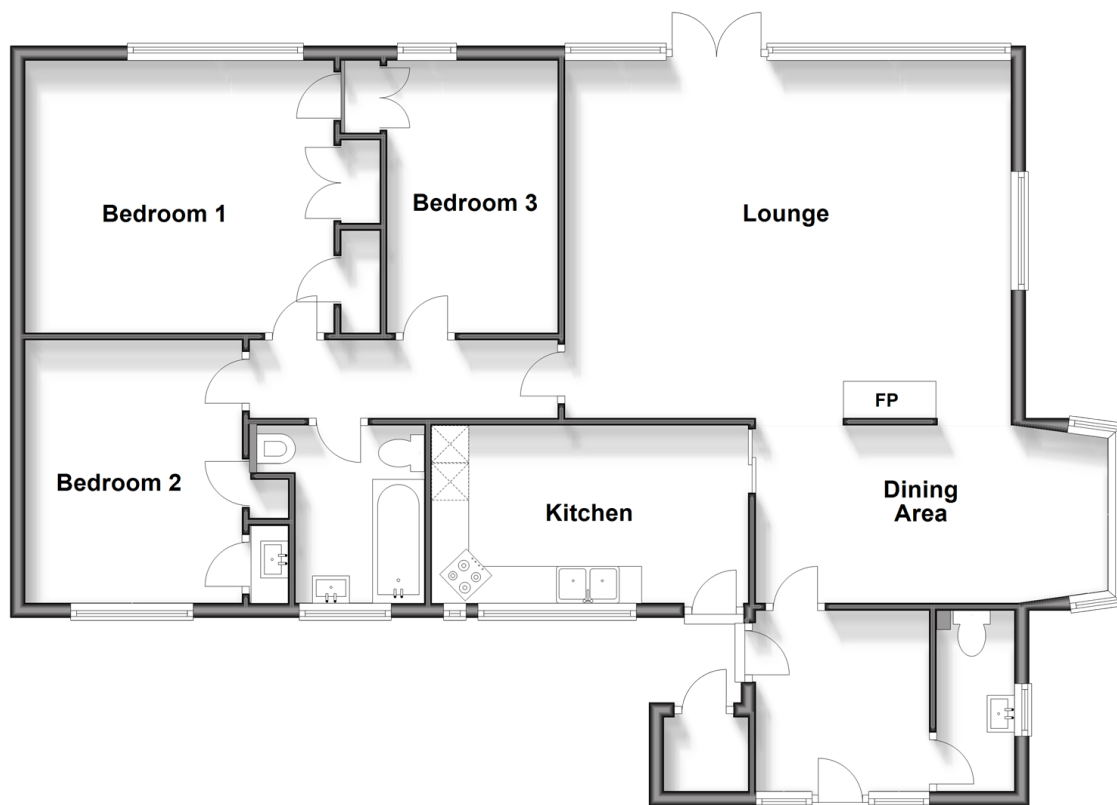
**Church Road, Hartley,  
Longfield, Kent, DA3**

**OVER 60?**

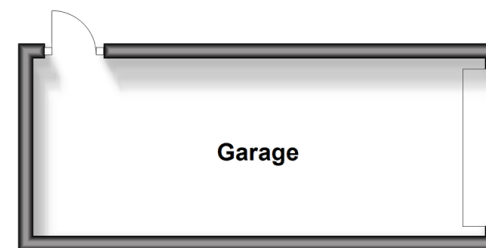
Secure this property  
for up to **59% less!**

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Helping you move forwards

**Ground Floor**  
Approx. 111.3 sq. metres (1197.8 sq. feet)



**Outbuilding**  
Approx. 14.7 sq. metres (158.7 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hallway: 7'11 x 7'8 (2.41m x 2.34m)

Cloakroom: 7'8 x 3'7 (2.34m x 1.09m)

Lounge: 19'8 x 15'8 (6.00m x 4.78m)

Dining Area: 16'1 x 7'11 (4.91m x 2.41m)

Kitchen: 13'9 x 7'7 (4.19m x 2.31m)

Utility Room: 3'9 x 3'8 (1.14m x 1.12m)

Bedroom 1: 13'8 x 11'8 (4.17m x 3.56m)

Bedroom 2: 11'8 x 9'8 (3.56m x 2.95m)

Bedroom 3: 11'8 x 7'8 (3.56m x 2.34m)

Bathroom: (L-shaped) 7'7 x 5'8 (2.31m x 1.73m) plus 2'2 x 1'11 (0.66m x 0.58m)

### OUTBUILDING

Garage

### OUTSIDE

Gated Driveway

Large Front Garden

Large Rear Garden

Garden Room



## Main features

- Picturesque, secluded plot totalling 1.02 acres
- Panoramic views of Hartley countryside stretching for miles
- Semi-rural location yet easily accessible to local amenities and Ebbsfleet high speed train
- Incredible opportunity for creative redevelopment (subject to consents)
- Garden room in need of renovation but providing kitchenette, electric and water facilities



### Nearest Schools

Primary Schools: New Ash Green Primary 0.6 miles, Hartley Primary 0.8 miles, Our Lady of Hartley Catholic Primary, Hartley, Longfield 0.8 miles  
Secondary Schools: Longfield Academy 1.5 miles, Meopham School 1.8 miles



### Transport Information

Train Stations: Longfield 1.6 miles, Meopham 2.1 miles, Sole Street 2.7 miles, Ebbsfleet International 5.9 miles



### Address

Church Road, Hartley, Longfield, Kent, DA3



### Directions

For directions to this property please contact us.



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Call New Ash Green Branch 01474 872466 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)



- This property is not standard construction which could affect mortgage lending, please contact us before proceeding
- Rights of way affect this property, please contact us before proceeding
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Asbestos is present at this property, please contact us before proceeding
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- 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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