



Spring Cross, New Ash Green, DA3 8QQ
Guide Price £500,000 Freehold



The Homes Group are delighted to present to the market this well presented four bedroom semi-detached house with generously sized garden backing onto woodland. The location of this home is very well thought of, especially by local residents, with this road being a popular destination for current village residents looking to upsize.

The internal accommodation comprises of entrance porch, ground floor cloakroom, three reception rooms - with two having bi-folding doors to the garden and modern kitchen. Upstairs are four generously proportioned bedrooms and a luxury bathroom.

Externally the rear garden is perfect for family life and entertaining thanks to two patio areas, lawn, decking and a fantastic garden cabin with air conditioning, which is currently used as a home office/gym. The en-bloc garage has the rare benefit of electric, lighting and water.

The home is subject to a Village Association charge of £70.80 per quarter and residents maintenance fees of £59.80 per month - this covers the upkeep and maintenance of communal gardens, greens, trees and car park. All information will be verified by the sellers solicitor.

Entrance Porch

Cloakroom

Dining Room

14'3 including stairs x 11'9 (4.34m including stairs x 3.58m)

Kitchen

11'4 x 7'6 (3.45m x 2.29m)

Living Room

15'2 x 11'3 (4.62m x 3.43m)

Sitting Room/Kids Room

11'3 x 7'11 (3.43m x 2.41m)

Landing

Bedroom One

11'1 x 8'7 (3.38m x 2.62m)

Bedroom Two

12'5 x 8 (3.78m x 2.44m)

Bedroom Three

11'4 x 10'6 (3.45m x 3.20m)

Bedroom Four

11'3 x 7'10 (3.43m x 2.39m)

Bathroom

Garden

52' x 43' (15.85m x 13.11m)

Cabin

17'6 x 10'5 (5.33m x 3.18m)

Garage

16'10 x 8'8 (5.13m x 2.64m)

Tenure: Freehold

Council Tax: Band E





Ground Floor



First Floor



Total area: approx. 102.7 sq. metres (1105.5 sq. feet)



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 74 | 79 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

Viewing

Please contact The Homes Group Office on 01322 875000 if you wish to arrange a viewing appointment for this property or require further information.

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