



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)

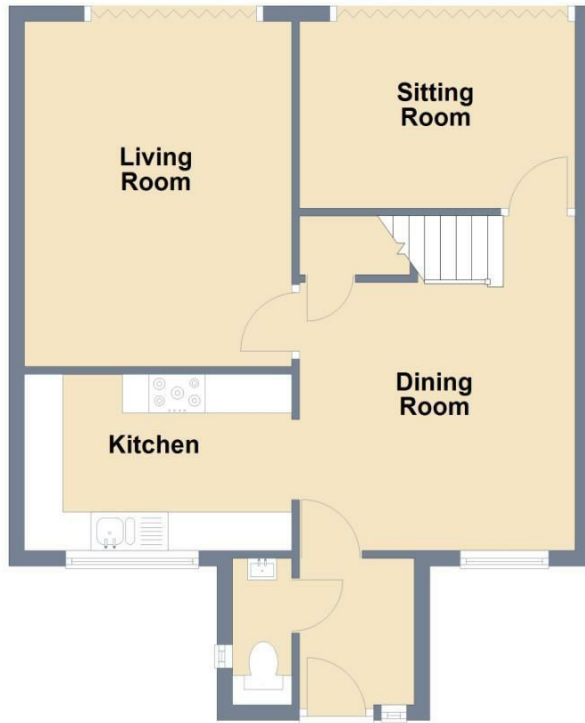
#### **Tenure: Freehold**

#### **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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 74                      | 79        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 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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