Sealeys Walker Jarvis Est. 1851

83, Caling Croft,
Longfield, DA3 8PY

£325,000

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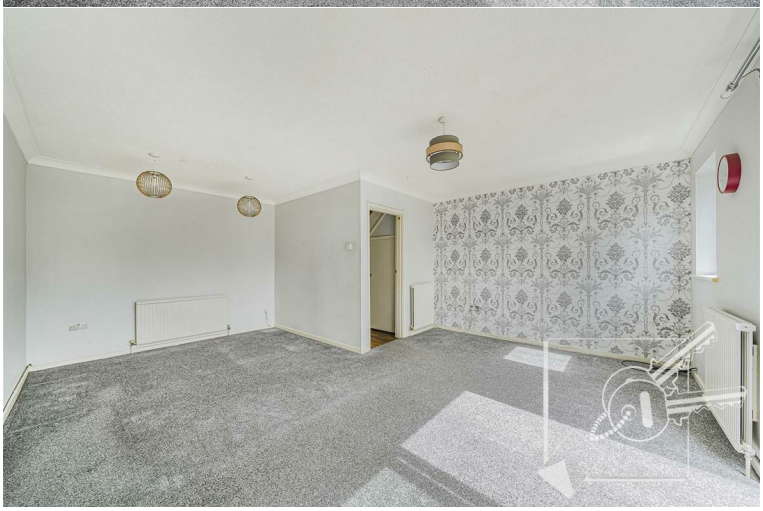
- Three Bedroom Terrace House
- L Shape Lounge/Diner
- Ground Floor Cloakroom, Fitted Kitchen
- Garage En-Bloc, No Chain

83 Caling Croft, Longfield, , DA3 8PY

DESCRIPTION:

This three bedroom house is offered for sale with immediate vacant possession, meaning no onward chain complications. Situated on a walk way on a popular development this property would ideally suit a first time buyer. The ground floor accommodation comprises hall, ground floor cloakroom, an L shaped Lounge/diner with access out to the rear garden, kitchen with built in oven and hob. Upstairs you will find the bathroom and three bedrooms - two doubles and a single. The property is heated by Gas central heating and benefits from double glazing. We understand there is a single garage located en-bloc close to the property and plenty of visitor parking spaces close by. Viewing is highly recommended.



LOCATION:
New Ash Green is a popular residential area, boasting its own community with access to a rugby club, tennis club and football club amongst other amenities. The area is very family orientated with children's parks, primary schools and a special needs school located within the development. There is a shopping centre, where you can pick up your every day essentials, and it has easy access to motorway links including the M25 and M20. The nearest railway station to New Ash Green is Longfield Station which is located 2.3 miles away and is served by the Victoria Line. Ebbsfleet International is also easily accessible, and provides the High Speed Service with travel to St Pancras International in 17 minutes. For more local travel, Arriva supplies a bus service with routes to Gravesend and Longfield, Bluewater and Dartford.

FRONTAGE:
Positioned on a pleasant walk way. Open plan frontage. Front door leading to:

HALL:
Double glazed front door, laminate floor, radiator, under stair storage cupboard.

CLOAKROOM:
Double glazed window, laminate floor, radiator, low level w.c., wash basin.

LOUNGE/DINER:
An L shaped room with double glazed patio doors leading out to rear garden and window to rear. Carpet, three radiators.

KITCHEN:
Double glazed windows to front, tiled floor, local tiling to walls. Fitted with a range of Beech effect wall and base units, rolled edge work surfaces, stainless steel one and a half bowl sink and drainer. Built in 'Smeg' gas hob with extractor hood over and built in oven.

STAIRS/LANDING:
Carpet, access to loft. Built in over stair cupboard. Airing cupboard with hot water cylinder.

BEDROOM 1:
A double room with double glazed window to front, carpet, radiator.

BEDROOM 2:
A Double room with double glazed window to rear, carpet, fitted mirror wardrobe, radiator.

BEDROOM 3:
A single room with double glazed window to rear, carpet, radiator.

BATHROOM:
Double glazed window to front. White suite comprising panelled bath with Triton shower unit over. pedestal wash basin, low level w.c.. Local Tiling to walls, vinyl flooring, radiator.

GARDEN:
An attractive, easy maintenance paved rear garden with shrubs and bushes. Fully fenced.

GARAGE:
A single garage en-bloc close to the property with up and over door.

TENURE:
Freehold
We understand the following applies.

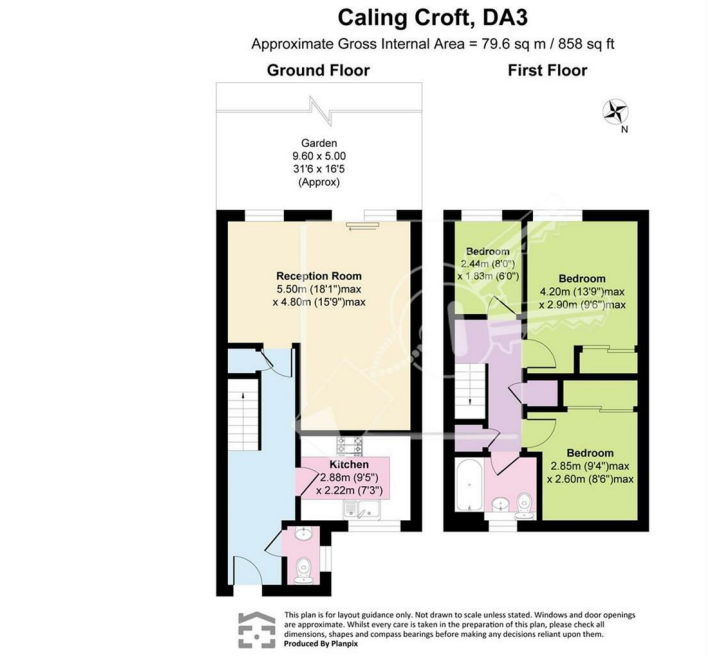
Caling Croft Residents Society:- £379.24 per annum.
New Ash Green Village Association :- £176.40 per annum.

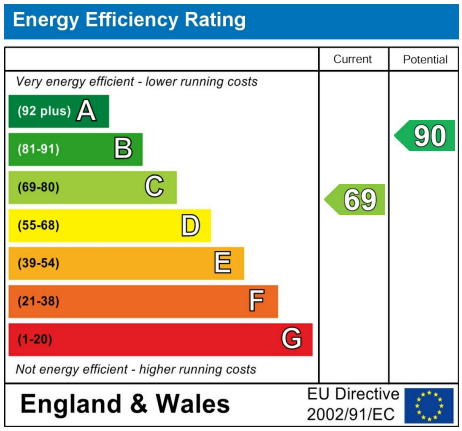
We understand this covers costs of maintenance of communal gardens and lighting, maintaining the front gardens of each property and painting of the exterior of the properties and garages every three years.

LOCAL AUTHORITY:
Sevenoaks Council

Council Tax Band C - £2242.10 (2026/2027)

UTILITIES:
Mains Gas, Mains Electric, Mains Drainage, Mains Water.





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