Sealeys Walker Jarvis

87, Caling Croft,
Longfield, DA3 8PY

Offers In The Region
Of £290,000

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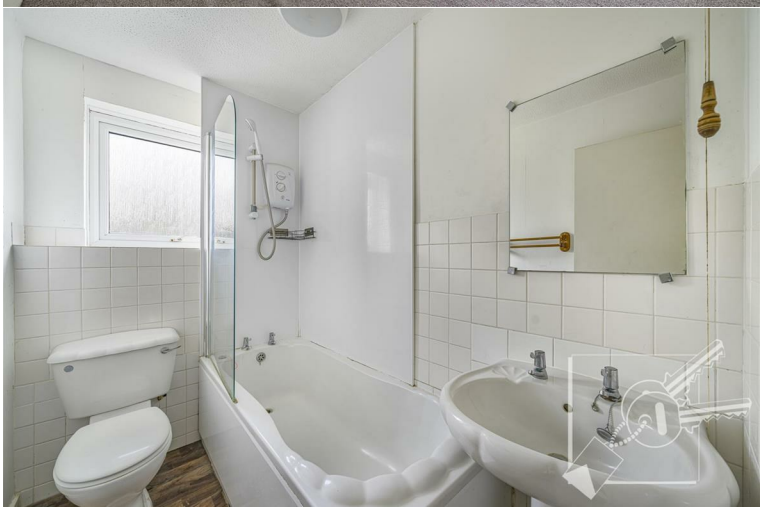
- SOLD BY SEALEYS WALKER JARVIS
- No Onward Chain, Some Updating Required
- Popular Location, Garage En-Bloc
- Viewing Recommended

# 87 Caling Croft, Longfield, , DA3 8PY

**DESCRIPTION:**

This two bedroom terrace house is situated on a pleasant walk way on this popular development. Offering immediate vacant possession meaning no onward chain complications, accommodation includes a lounge, kitchen/diner with built in oven and hob and access out to the rear garden. Upstairs you will find two double bedrooms and the bathroom. The house is heated by Gas Central Heating with radiators and the windows are double glazed. There is a garage en-bloc close to the house and additional visitor parking spaces, close by. Whether you are a first time buyer or downsizing this property is worthy of viewing.



## 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 are plenty of local shops available for residents, and it offers 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, London International taking 17 minutes. For more local travel, Arriva supplies a bus service with routes to Gravesend and Longfield, Bluewater and Dartford.

## FRONTAGE:

Open plan frontage. Double glazed front door, leading into:

## ENTRANCE LOBBY:

Laminate floor, radiator, cupboard with electrical consumer unit.

## LOUNGE:

Double glazed window to front, laminate flooring, radiator, under stair cupboard. Access to:

## KITCHEN/DINER:

Two double glazed windows and door to garden,. Tiled floor, radiator. Fitted with white gloss wall and base units, work surfaces, one and a half bowl sink and drainer, "Neue" ceramic electric hob with extractor hood above and built in "Hoover" oven beneath, plumbed for washing machine.

## STAIRS/LANDING:

Stairs leading to first floor, carpet, hand rail, access to loft.

## BEDROOM 1:

Double glazed window to front, radiator,carpet, built in cupboard with Ideal Logic boiler and hanging and shelving space..

## BEDROOM 2:

Double glazed window to rear, radiator, carpet, built in wardrobe.

## BATHROOM

Double glazed window to rear. White shell design suite comprising panelled bath with Triton shower unit over, low level w.c. pedestal wash basin. Heated towel rail, Vinyl flooring, local tiling to walls and Aqua board style panel to shower area.

## GARDEN:

Timber decking, paved patio, grass, garden tool storage container, fenced to sides and rear and rear gate.

## GARAGE:

There is a single garage en-bloc close to the property with up and over door. There is also visitor parking bays.

## 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.

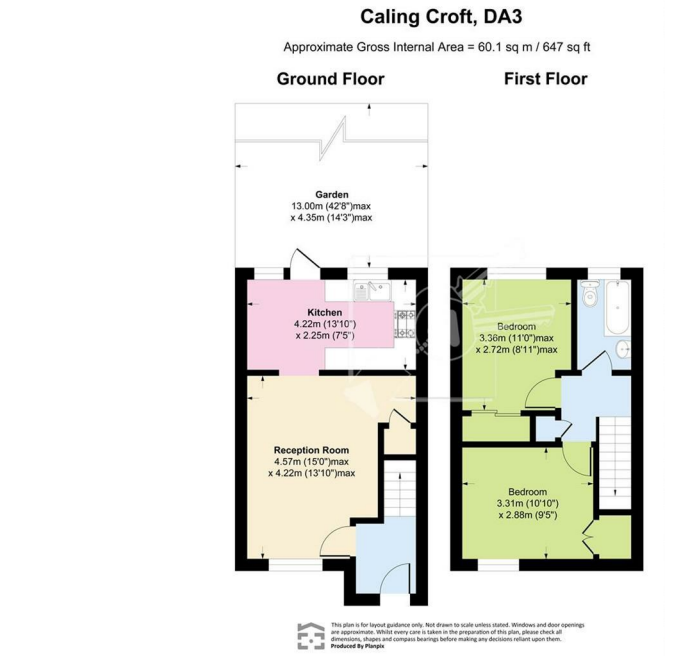
## SERVICES:

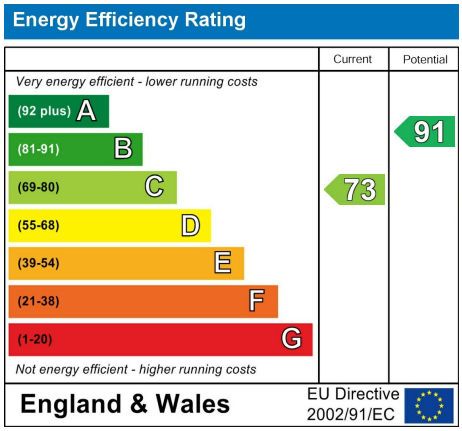
Mains Gas, Mains Electric, Mains, Drainage, Mains Water.

## LOCAL AUTHORITY:

Sevenoaks Council:

Council Tax Band C= £2151 for 2025-2026

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