



54 Caxton Close, Hartley, Longfield, Kent, DA3 7DL

Guide price £200,000

GUIDE PRICE £200,000 - £230,000. A stunning three bedroom semi detached house. * Excellent Condition Throughout * Modern Kitchen & Bathroom * Ground Floor WC * Utility Room * Low Maintenance Garden * Walk in Wardrobe * Within 1 Miles of Longfield Station * Accessible to A2, M25 & A20 * Close to Local Sought After Schooling * Viewings Highly Recommended!



Entrance Porch

Ceramic tile flooring. Cupboard housing electric meter. Doorway to Utility Room. Plain ceiling. Door to entrance hall. Door to front.

Entrance Hall

Laminate flooring. Door to porch. Radiator. Storage cupboard. Stair case. Telephone point.

Ground Floor WC

4'5 x 2'6 (1.35m x 0.76m)

Porcelain tile flooring. Frosted window to front. Low level WC. Wash hand basin with mixer tap and tiled splash backs. Plain covered ceiling.

Lounge

15'6 x 10'8 ext to 15'4 into bay (4.72m x 3.25m ext to 4.67m into bay)

Laminate flooring. Double glazed window to rear. Double glazed floor to ceiling bay window to rear. Double glazed door to garden. Textured and coved ceiling.

Kitchen/Diner

18'3 x 9'4 (5.56m x 2.84m)

Ceramic tile flooring. Double glazed window to front. Radiator. Matching range of wall and base units with work top over. One and a half bowl sink unit with mixer tap and drainer. Space for Fridge and Freezer, Dishwasher and Cooker with extractor fan over. Local tiling. Textured and coved ceiling.

Utility Room

Ceramic tile flooring. Plumbed for washing machine. Wall mounted boiler. Gas meter. Plain coved ceiling.

Landing

Carpet. Access to loft. Two storage cupboards. Textured ceiling. Doors to:

Master Bedroom

11'4 x 8'4 (3.45m x 2.54m)

Carpet. Double glazed window to front. Radiator. Doorway to Walk in Wardrobe.

Walk in Wardrobe

7' x 4'6 (2.13m x 1.37m)

Laminate flooring. Hang rails. Plain coved ceiling. Recessed spotlights.

Bedroom Two

12'7 x 8'7 (3.84m x 2.62m)

Carpet. Double glazed window to rear. Radiator. Textured and coved ceiling.

Bedroom Three

9'7 x 6'6 (2.92m x 1.98m)

Carpet. Double glazed window to rear. Radiator. Textured and coved ceiling.

Bathroom

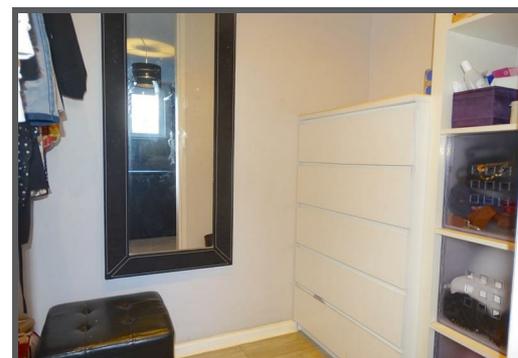
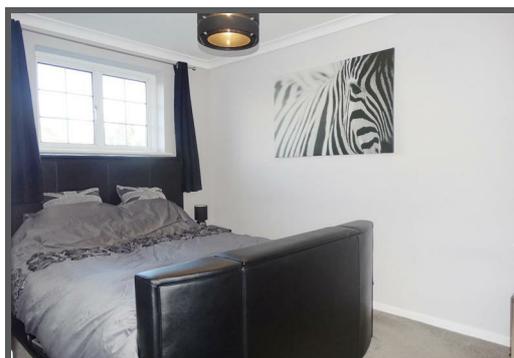
8'2 x 6'7 (2.49m x 2.01m)

Tiled flooring. Frosted double glazed window to front. Heated towel rail. Low level WC. Pedestal wash hand basin with mixer tap. 'L' Shaped bath with fitted shower over. Part tiled walls. Plain coved ceiling. Recessed spotlights. Storage cupboard.

Garden

21ft approx (6.40mft approx)

Low maintenance. Patio area. Mainly decked. Various plants and shrubs bordered. Water feature. Rear access. Side access.



Additional Information

Council Tax - Sevenoaks District Council - Band C = £1,355.17p P.A.

Commuting

Longfield Station is located approximately 0.9 Miles from the property.

A2 for Canterbury or London (Blackwall Tunnell) is located approximately 3.8 Miles accessed via Whitehill Road.

M25 via Princes Road for QE2 Bridge is located approximately 6.6 Miles from the property.

M25 via A2 (Bean Lane B255) is located approximately 5.4 Miles from the property.

Schools

Our Lady of Hartley Roman Catholic Primary School - 0.6 Miles.

Hartley County Primary School - 1.3 Miles.

Longfield Academy - 1.3 Miles.

Rowhill School - 1.6 Miles.

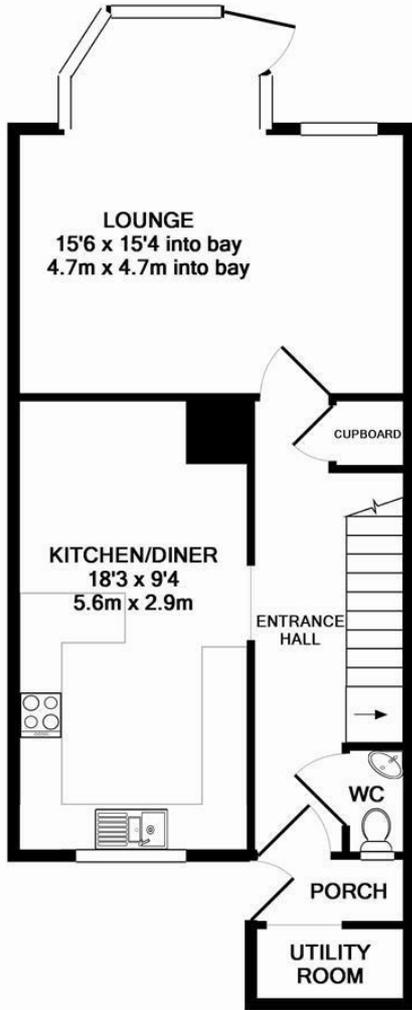
What the Vendor Says

I have enjoyed living in Longfield for the last 3 years, everyone is very friendly and everything is very accessible, from the 5 min stroll to the local shops, the A20, A2 and M25 for driving to work and the station which gets you to Victoria in 30 minutes! The best feature about this house is definitely the garden, which I designed myself. It has a fully decked veranda with large sleeper flower beds (and strawberries!) and a great water feature. It's an area perfect for summer barbecues and entertaining friends and family. I hope the next person gets to enjoy this house as much as I have!

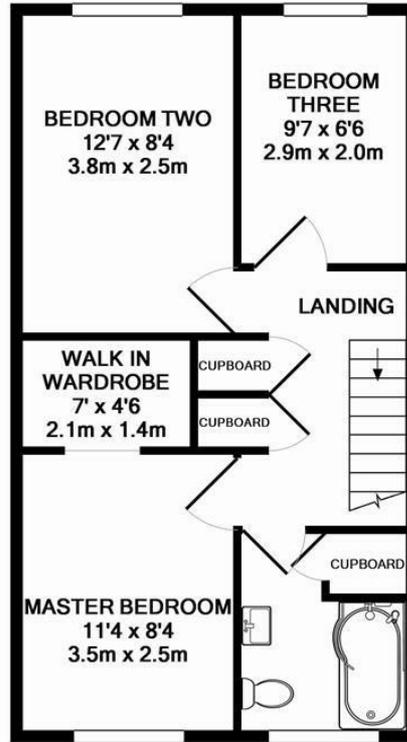
Disclaimer

Please Note: All measurements are approximate and are taken at the widest points. They should not be used for the purchase of furnishings or floor coverings. Please also note that The-Property-Cloud.co.uk have not tried or tested any appliances or services. These particulars do not form part of any contract and are for general guidance only. We would strongly recommend that the information which we provide about the property, including distances, is verified by yourselves upon inspection and also by your solicitor before legal commitment to the purchase.





GROUND FLOOR
 APPROX. FLOOR
 AREA 513 SQ.FT.
 (47.7 SQ.M.)



1ST FLOOR
 APPROX. FLOOR
 AREA 450 SQ.FT.
 (41.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 963 SQ.FT. (89.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			75
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			74
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	