



82
HEATH FIELD

Fawkham Avenue

New Barn | Kent | DA3 7HE



Fawkham Avenue

New Barn, Kent, DA3 7HE

Guide Price £775,000-£800,000

Freehold

Situated on a secluded corner position at the end of Fawkham Avenue is this five/six-bedroom detached residence with large driveway, double garage and attached one bedroom annexe.

Benefitting from:

- Square Footage: 2650.7 Sq Feet
- Five/Six Bedrooms
- Three Bathrooms
- Two Reception Areas
- Two Kitchens
- Double Glazing
- Gas Central Heating
- Large Driveway
- Double Garage
- CCTV covering entire surrounding of property.
- Versatile Accommodation
- Viewing Recommended
- Council Tax: G
- EPC Rating: E



Accommodation

Porch: 2.51m x 5 (8'3" x 5) Entrance door into porch. Frosted double glazed window to side. Built-in cloaks cupboard. Radiator. Carpet. Double doors to entrance hall.

Entrance Vestibule 4.57m x 4.22m (15' x 13'10") Staircase to first floor. Dado rail. Feature fireplace with marble hearth. Karndean flooring. Doors to: -

Dining Room: 3.96m x 3.94m (13' x 12'11") Door leading to attached annexe. Double glazed windows to front. Marble tiled floor. Radiator. Open to Lounge

Lounge: 4.37m x 3.94m (14'4" x 12'11") Double glazed door to garden. Marble flooring. Double radiator. Feature fireplace. Coved ceiling. Arch to kitchen.

Kitchen: 4.95m3max x 2.77m (16'3"9'10"ax x 9'1") Double glazed window to rear. Fully fitted kitchen with matching wall and base units with work surface over. Range cooker to remain. Display cabinets. Integrated fridge. Integrated freezer. Integrated dishwasher. Tiled flooring. Concealed lighting. Beamed and vaulted ceiling. Coved ceiling. Inset spotlights.

Bedroom 2 3.94m x 3.58m (12'11" x 11'9") Double glazed window to front. Wood flooring. Double radiator. Coved ceiling with ceiling rose.

Bedroom 1: 4.14m x 3.05m (13'7" x 10') Double glazed doors to garden. Wood flooring. Full length fitted wardrobes. Coved ceiling. Door to en-suite.

En-suite: Frosted double glazed window to rear Suite comprising panelled bath with mixer tap and handheld shower attachment. Tiled shower cubicle. Pedestal wash hand basin. Low level w.c. Tiled walls. Tiled flooring. Double radiator.

First Floor Landing: Coved ceiling. Carpet. Doors to: -

Bedroom 3: 3.8m x 3.43m (12'6" x 11'3") Double glazed window to rear. Radiator. Carpet. Beamed walls and ceiling.

Bedroom 4/Snug/Study 3.25m x 1.68m (10'8" x 5'6") Double glazed window to front. Radiator. Built-in cupboard. Laminate wood flooring.

Bedroom 5: 2.34m x 2m (7'8" x 6'7") Double glazed window to side. Radiator. Carpet.

Bathroom: Frosted double glazed window to rear. Suite comprising panelled bath with mixer tap and overhead shower. Pedestal wash hand basin. Low level w.c. Tiled walls. Gas fired central heating boiler. Tiled flooring.

ANNEXE

Entrance Hall: 4.67m x 0.97m (15'4" x 3'2") Leaded light double-glazed door to front. Radiator. Coved ceiling. Wood flooring.

Kitchen: 2.8m x 2.54m (9'2" x 8'4") Stable door to garden. Double glazed window to rear. Fitted wall and base units with roll top work surface over. Built-in double oven and hob with extractor hood over. Space for appliances. Inset wine rack. 1 1/2 bowl sink and drainer unit with mixer tap. Tiled splash back. Display cabinet. Plumbing for washing machine. Tiled flooring.

Lounge: 5.97m x 3.94m (19'7" x 12'11") Double glazed window to front. Two leaded light frosted double glazed windows to side. Feature Inglenook fireplace with muti-fuel log burner. Beamed walls. Radiator. Dado rail. Coved ceiling with ceiling rose. Wood flooring. Double doors to bedroom.

Bedroom 4.8m x 3.94m (15'9" x 12'11") Double glazed French doors to garden. Double radiator. Coved ceiling with ceiling rose. Carpet. Door to en-suite.

En-Suite Bathroom: Frosted double glazed window to rear. Suite comprising panelled bath with mixer tap and overhead shower. Pedestal wash hand basin. Low level w.c. Built-in cupboard. Wall mounted boiler. Heated towel rail. Tiled walls. Tiled flooring.





Exterior

Front Garden: Gated surround. Established trees, shrubs and flower borders.

Rear Garden: Courtyard area to side. Patio to rear with established trees, bushes and shrubs. Rockery. Vine pergola. Gate to lawned side garden with summerhouse.

Garage: Detached double garage with remote up and over doors. Large block paved driveway for numerous vehicles. Electric gates to side. Double opening gates to front.

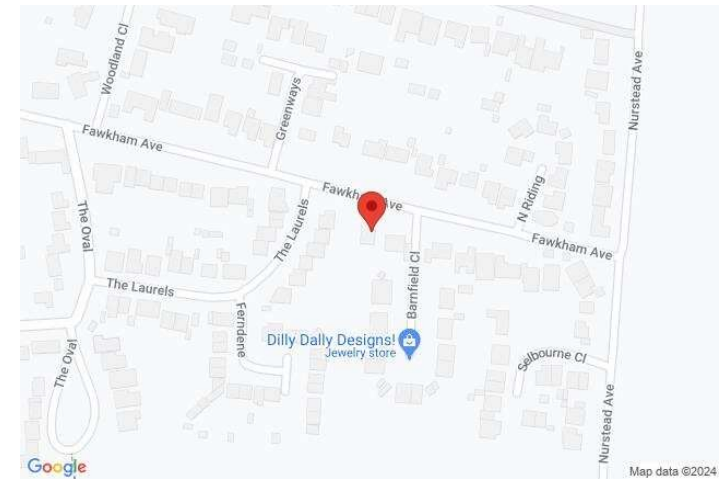
Additional Information

New Barn has bus services to the surrounding areas of Gravesend and Longfield as well as a commuter coach service to London. There are golf courses within the area as well as a Country Club at Hartley and Health Club at Fawkham offering a range of recreational facilities. At Longfield Village there are shops, schools, doctors' surgery, dentist and main line railway station with services to London. Road links from the area give access to A2/M2, A20/M20, M25 and Dartford Tunnel, as well as the Bluewater Shopping Complex and Ebbsfleet International Rail Station with high-speed links to Paris and St Pancras International Station.

Council Tax - G

EPC Rating - E





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These particulars do not form part of an offer or contract and must not be relied upon as statements or representation of fact. Any areas, measurements, journey times or distances are approximate. The text, images, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and we have not tested any services, equipment or facilities. References to tenure are based on information supplied by the seller. Buyer should verify all information themselves by inspection or otherwise prior to a legal commitment to purchase. Photos and images are subject to copyright.

Location



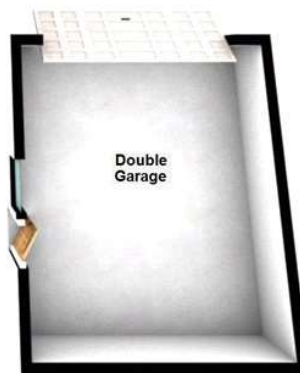
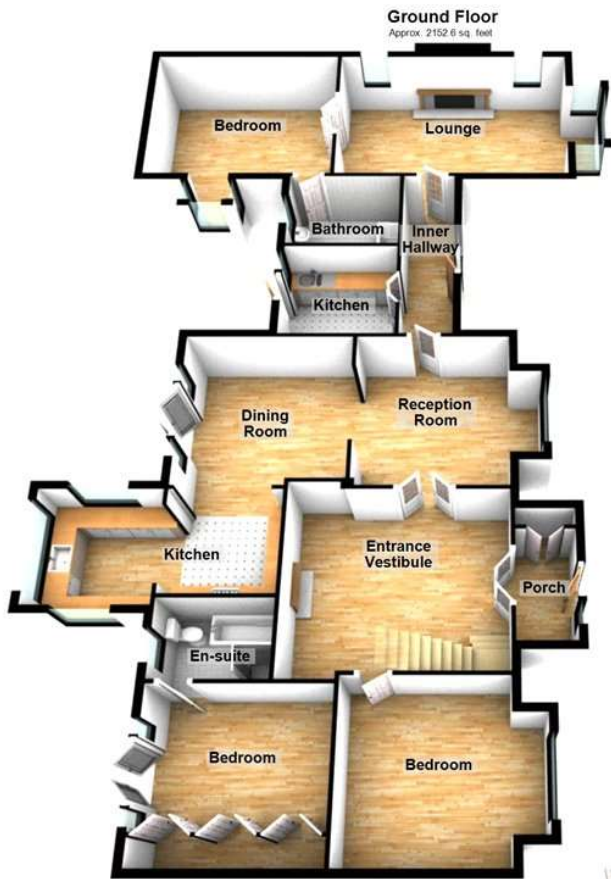
(All distances & times are approximates)

FOR MORE INFORMATION CONTACT US TODAY.

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ROBINSON MICHAEL & JACKSON



Total area: approx. 2650.7 sq. feet

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