



52 Collindale Avenue | Northumberland Heath, Kent, DA8 1EE



Guide Price £425,000 - £450,000

Freehold

**ROBINSON-JACKSON**  
Our service will *move* you

# Collindale Avenue,

Northumberland Heath

Situated on a popular residential road is this charming 1930's built end of terrace house which has huge potential to extend ( STUPP) Accommodation to the ground floor includes entrance hall, dining room, lounge and fitted kitchen. To the first floor are two double bedrooms and a single bedroom and a three piece bathroom suite. Externally to the front there is off road parking with access to garage. The rear garden is a generous size with a patio area and mainly laid to lawn.

## Property Features

- Council Tax: D
- EPC Rating: D
- Huge potential to extend (STUPP)
- Off road parking
- Garage to side
- Large family garden
- First floor bathroom
- Good order throughout



## Interior

**Entrance Hall** Opaque part double glazed UPVC entrance door with opaque double glazed window to front. Carpet. Picture rail. Dado rail. Under stairs storage cupboard.

**Lounge** 4.47m x 2.84m (14'8" x 9'4") Double glazed double doors to garden and double glazed window to rear. Open fire with tiled surround and hearth. Carpet. Radiator. Picture rail. Coved ceiling.

**Dining Room** 3.86m to bay x 2.84m (12'8" to bay x 9'4") Double glazed window to front. Carpet. Open tiled fireplace with wooden fire surround. Picture rail.

**Kitchen** 3.1m x 1.32m (10'2" x 4'4") Double glazed window to rear and part double glazed door to garden. Range of fitted wall and base units with work surfaces over. Single bowl sink unit with separate taps. Oven hob and extractor to remain. Vinyl flooring. Under stairs storage cupboard. Space for fridge/freezer. Radiator.

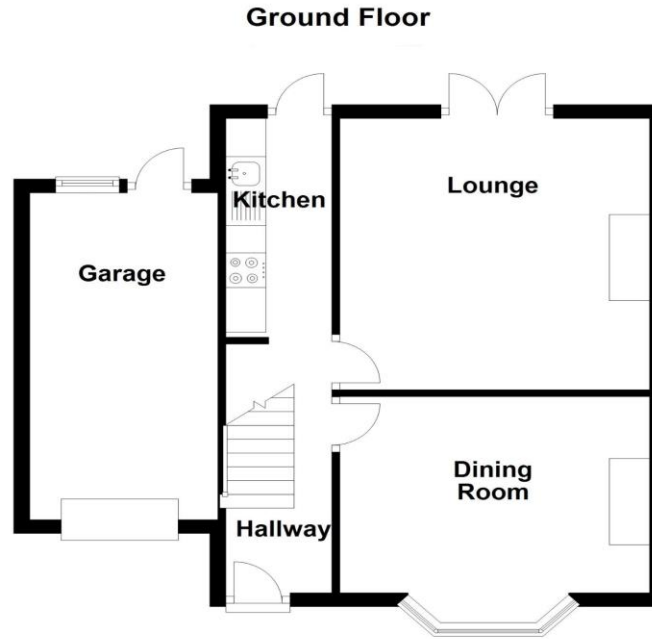
**Landing** Opaque double glazed window to side. Carpet. Picture rail.

**Bedroom 1** 4.62m to bay x 2.84m (15'2" to bay x 9'4") Double glazed bay window to front. Carpet. Picture rail. Radiator. Tiled fire surround.

**Bedroom 2** 4m x 2.84m (13'1" x 9'4") Double glazed window to rear. Radiator. Carpet. Picture rail. Access to loft. Storage cupboard and airing cupboard housing boiler. Tiled fireplace.

**Bedroom 3** 2.34m x 1.68m (7'8" x 5'6") Double glazed window to front. Radiator. Carpet. Picture rail.

**Bathroom** 2.34m x 1.65m (7'8" x 5'5") Opaque double glazed window to rear. Three piece white suite comprising: p shaped panelled bath with single taps and mixer shower over, pedestal wash hand basin and low level wc. Radiator. Part tiled walls. Vinyl flooring.



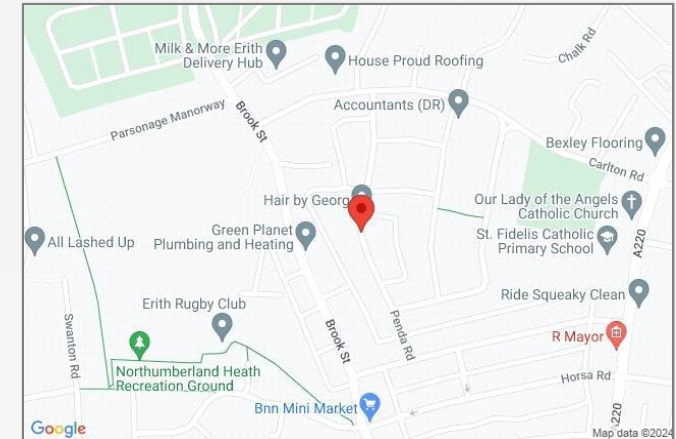
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser/ tenant. The services systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.  
Plan produced using PlanUp.





## Property Location

Collindale Avenue, Northumberland Heath, Kent, DA8 1EE



## Exterior

**Rear Garden** 22.86m (75') Concrete area and pathway. Mainly laid to lawn with shrub borders. Rear access. Gate to side providing access to garage.

**Garage** 5.38m x 2.7m (17'8" x 8'10") To side with up and over door and door to rear.

**Parking** Off street parking for 1/2 cars.

## Additional Information

Erith & Northumberland Heath are adjacent neighbourhoods enjoying close proximity to Bexley borough's main thoroughfare, Bexleyheath Broadway. Firmly residential, Northumberland Heath is a quiet enclave with some charming Victorian properties and a small village-like centre.

Erith is a larger town that has undergone rejuvenation in recent years, with a revamped town centre, a waterfront setting (home to London's longest pier) and an ambitious house building programme. Don't miss the annual Erith Riverside Festival.

**FOR MORE INFORMATION  
CONTACT US TODAY.**

01322 340000

Robinson Jackson  
226 Bexley Road,  
North' Heath,  
Kent, DA8 3HB

northumberlandheath@robinson-jackson.com

