



41 Hurst Road | Northumberland Heath, Kent, DA8 3EW



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Guide Price £375,000    Freehold

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## Hurst Road, Northumberland Heath

Spacious 3 double bedroom older style home ideally located for Northumberland heath parade, zone 6 stations with easy access to the now open Abbey Wood Crossrail, popular schools and transport links, with the convenience of a 30' rear garden and a 18' x 12' garage to rear.

### Property Features

- Council Tax: C
- EPC Rating: C
- 25'6" Through lounge
- 10' x 8' Fitted kitchen
- Double glazing and gas central heating
- Ground floor bathroom
- 30' Rear garden
- 18'9" x 12'6" Garage to rear



## Interior

**Entrance Hall** Opaque part glazed wooden entrance door. Radiator. Wood laminate flooring. Coved ceiling.

**Through Lounge** 7.77m x 3.43m narrowing to 3.23m (25'6" x 11'3" narrowing to 10'7") Two double glazed Georgian style windows to front and double glazed Georgian style window to rear. Two radiators. Cast iron feature fireplace. Understairs storage cupboard. Doorway leading to kitchen. Wood laminate flooring. Two ceiling roses.

**Kitchen** 3.12m x 2.67m (10'3" x 8'9") Double glazed Georgian style window to side. Range of fitted wall and base units with work surfaces over. 1.5 bowl sink unit with mixer taps. Space for range cooker and fridge/freezer. Plumbing for washing machine. Wall unit housing boiler. Wood laminate tile effect flooring. Door leading to lobby.

**Lobby** Opaque part double glazed Georgian style door to garden. Door leading to WC and door leading to bathroom. Wood laminate flooring.

**Bathroom** 2.57m x 1.75m (8'5" x 5'9") Opaque double glazed Georgian style window to rear. Panelled bath with mixer tap. Pedestal wash hand basin. Radiator. Wood laminate flooring. Tiled walls.

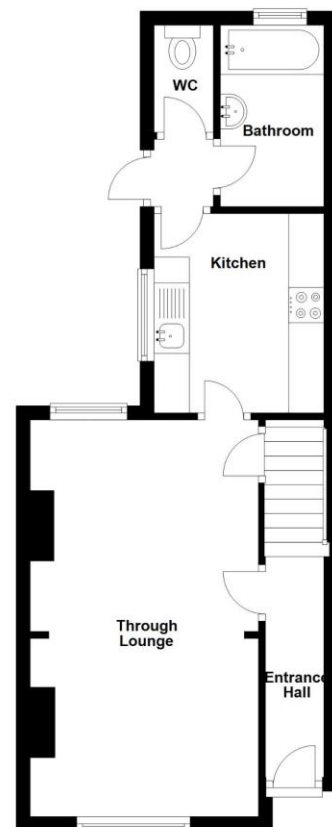
**Separate WC** 1.6m x 0.79m (5'3" x 2'7") Opaque double glazed Georgian style window to side. Low level wc. Wood laminate flooring. Tiled walls.

**Bedroom 1** 4.34m x 3.8m (14'3" x 12'6") Two double glazed Georgian style windows to front. Radiator. Carpet.

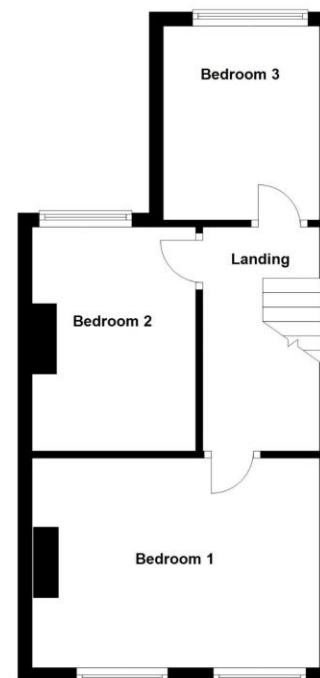
**Bedroom 2** 3.78m x 2.77m (12'5" x 9'1") Double glazed Georgian style windows window to rear. Radiator. Carpet.

**Bedroom 3** 2.97m x 2.67m (9'9" x 8'9") Double glazed Georgian style windows window to rear. Radiator. Carpet. Access to loft.

Ground Floor



First Floor



Total area: approx 105 square metres

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 Plan Up.







## Exterior

**Garden** 9.14m (30') Patio area. Mainly laid to lawn with shrub borders. Outside tap. Door leading to garage.

**Garage to rear** 5.72m x 3.8m (18'9" x 12'6") Up and over electric door (Access subject to legal verification)

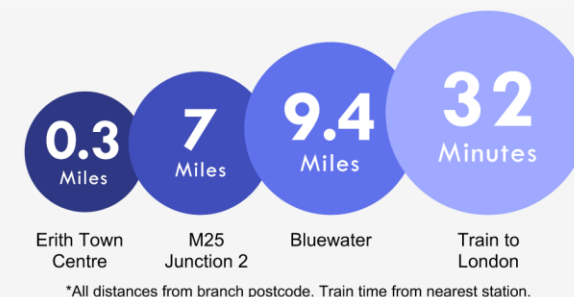
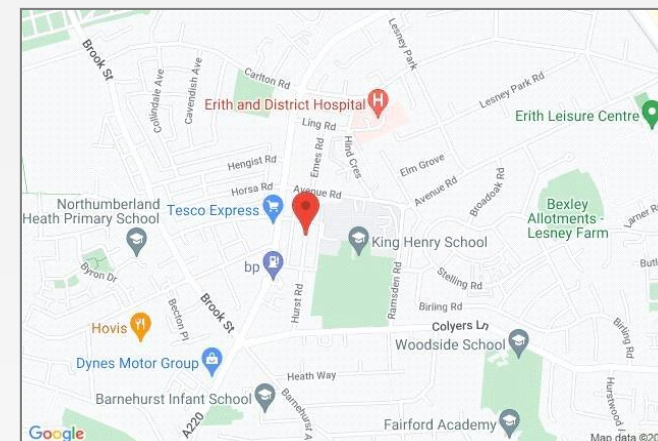
## Additional Information

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.

## Property Location

Hurst Road, Northumberland Heath, Kent, DA8 3EW



**FOR MORE INFORMATION  
CONTACT US TODAY.**

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