



Park Avenue

Northfleet | Kent | DA11 8DL



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Northfleet, Kent, DA11 8DL

This well presented three bedroom extended mid terraced residence is situated in a popular road close to Perry Street and within walking distance of local schools. Not to be missed

The property is within close proximity to schools, bus routes to Town Centre and mainline stations featuring links to London in as little as 22 minutes. There are superstores within easy reach. The Bluewater Shopping Centre is approximately 10 minutes by car.

Benefitting from:

- Separate Lounge with Feature Fireplace
- 24' x 17'8 Modern Kitchen/Family Room
- Modern First Floor Bathroom
- Built in Wardrobes
- Double Glazing with Shutters
- Gas Fired Central Heating
- Maintenance Free Garden
- Office to rear
- Viewing Recommended



Accommodation

Porch: Entrance door. Door to entrance hall.

Entrance Hall: Wooden flooring. Under-stairs storage. Staircase to first floor. Large walk-in storage cupboard.

Lounge: 4.14m x 3.86m (13'7" x 12'8") Double glazed bay window to front with shutters. Feature fireplace housing coal effect gas fire. Laminate wood flooring. Two tone decor. Picture rail. Wall mounted radiator.

Kitchen/Diner/Family Room: 7.34m x 5.38m (24'1" x 17'8") Double glazed window to rear. Opening by folding doors to garden. Wood flooring. Wall mounted radiator. Full range of modern fitted wall and base units with work surface over. Large central island unit. Integrated washing machine and dishwasher. Twin ovens and hob. 1 1/2 bowl sink and drainer unit with mixer taps. Inset spotlights.

First Floor Landing: Access to loft via retractable ladder. Doors to:-

Bedroom 1: 3.45m x 2.54m (11'4" x 8'4") Double glazed window to front with shutters. Built-in wardrobes with mirrored sliding doors. Radiator.

Bedroom 2: 3.5m x 2.51m (11'6" x 8'3") Double glazed window to rear with shutters. Carpet. Radiator. Built-in wardrobes with sliding doors.

Bedroom 3: 2.67 (8'9")m x 2.41 (7'11")m including wardrobes Double glazed window to front with shutters. Carpet. Radiator. Built-in wardrobe with sliding doors.

Bathroom: 2.4m x 1.68m (7'10" x 5'6") Frosted double glazed window to rear. White suite comprising panelled bath with mixer tap and shower attachment. Wash hand basin with cupboard below. Low level w.c. Inset spotlights. Tiled walls. Radiator. Overhead storage cupboard.

Exterior

Rear Garden: Approx. 38.3ft: Large paved patio area. Laid





to Astro turf. Fenced. Shed to remain.

Office: 8'9 x 8'9: Plaster boarded office to rear. Supplied with power and light.

EPC Rating – D





Important Notice

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Location



(All distances & times are approximates)

FOR MORE INFORMATION CONTACT US TODAY.

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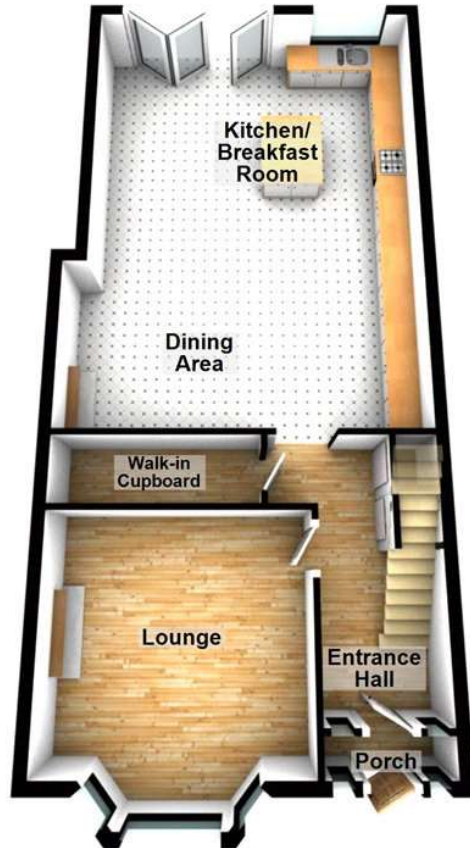
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Ground Floor

Approx. 870.3 sq. feet



First Floor

Approx. 451.0 sq. feet



Total area: approx. 1321.3 sq. feet

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