



35 Oakdene Avenue | Northumberland Heath, Kent, DA8 1EJ



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Guide Price £425,000 - £450,000

Freehold

EPC = E

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## Oakdene Avenue, Northumberland Heath

Spacious two double bedroom 1930's built bungalow located on a popular residential road in North Heath being within close proximity of North Heath parade, transport links, park and stations. With benefits including a double glazed conservatory, 55' rear garden, 17' garage and parking.

### Property Features

- 14'3 x 11'9 Lounge
- 16'3 x 9' Double glazed conservatory
- Two double bedrooms
- 55' x 19' Rear garden
- 17' x 8' Garage
- Off street parking to front





# Interior

**Porch** Double glazed porch door with double glazed window to front and to side.

**Entrance Hall** Opaque Part glazed wooden entrance door with coloured leaded light inserts. Radiator. Wood laminate flooring.

**Lounge** 4.34m x 3.58m (14'3" x 11'9") Double glazed window to front and window to side. Radiator. Fireplace with wooden surround. Wood laminate flooring. Coved ceiling.

**Dining Room** 2.77m x 2.74m (9'1" x 9') Double glazed double doors to conservatory. Radiator. Wood laminate flooring. Coved ceiling.

**Conservatory** 4.95m x 2.77m (16'3" x 9'1") Double glazed windows to rear and double glazed double doors to garden. Radiator. Ceramic tiled flooring.

**Kitchen** 2.97m x 2.29m (9'9" x 7'6") Double glazed window to rear and double glazed UPVC door to garden. Range of fitted wall and base units with work surfaces over. 1.5 Stainless steel sink unit with mixer taps. Tiled splashback. Gas cooker point. Plumbing for washing machine. Space for fridge/freezer. Extractor. Heated towel rail. Ceramic tiled flooring. Double glazed door to dining area.

**Bedroom 1** 3.68m x 2.92m (12'1" x 9'7") Double glazed window to front. Radiator. Wardrobes with mirrored sliding doors to remain. Wood laminate flooring. Coved ceiling.

**Bedroom 2** 3.2m x 2.87m (10'6" x 9'5") Double glazed window to rear. Radiator. Wood laminate flooring.

**Bathroom** 2.16m x 1.9m (7'1" x 6'3") Opaque double glazed window to side. Three piece bathroom suite comprising: Wood panelled bath with mixer taps and shower attachment over, pedestal wash hand basin and low level wc. Wall mounted boiler. Tiled flooring. Tiled walls.

Ground Floor



Total area: approx 66 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** 16.76m x 5.8m (55' x 19') Patio area. Mainly laid to lawn with flower and shrub borders. Wooden shed. Door to garage. Gated side access.

**Garage** 5.33m x 2.6m (17'6" x 8'6") Double wooden doors. Door to garden.

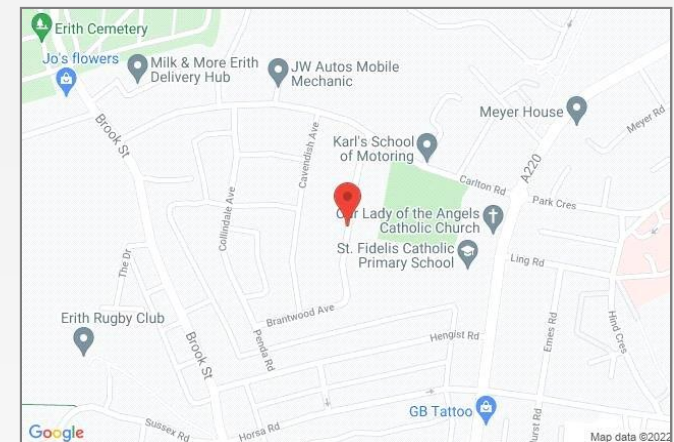
## Additional Information

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

Oakdene Avenue, Northumberland Heath, Kent, DA8 1EJ



**FOR MORE INFORMATION  
CONTACT US TODAY.**

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