



31 Barnehurst Avenue | Northumberland Heath, Kent, DA8 3NF



3



1



2

Guide Price £375,000 Freehold

ROBINSON-JACKSON
Our service will *move* you

Barnehurst Avenue,

Northumberland Heath

Offering spacious accommodation located in a popular residential road, ideally positioned for Barnehurst school, Northumberland Heath parade, zone 6 stations and transport links is this ideal first time/family home with the convenience of two receptions, first floor bathroom, 75' rear garden and the added extra of a strip of land to the front providing off street parking.

Property Features

- Council Tax: C
- EPC Rating: D
- 14'6 x 11' Lounge
- 11'6 x 9'9 Dining room
- 11' Kitchen
- 3 Spacious bedrooms
- First floor bathroom
- 75' Rear garden



Interior

Entrance hall Opaque part glazed wooden entrance door. Radiator. Storage cupboard housing boiler and hot water tank. Carpet.

Lounge 4.42m x 3.48m (14'6" x 11'5") Double glazed window to rear. Radiator. Tiled fireplace and hearth. Built in storage cupboard. Carpet. Coved ceiling.

Dining Room 3.5m x 2.97m (11'6" x 9'9") Double glazed window to front. Radiator. Carpet.

Kitchen 3.35m x 2m (11' x 6'7") Double glazed window to rear. Opaque part double glazed UPVC door to garden. Wall and base units with work surfaces over. 1.5 stainless steel sink unit with mixer tap. Tiled splashback. Gas cooker point. Plumbing for washing machine. Radiator. Under stair storage cupboard. Tiled flooring. Part tiled walls.

Landing Carpet. Access to loft.

Bedroom 1 3.78m x 3.48m (12'5" x 11'5") Double glazed window to front. Radiator. Carpet.

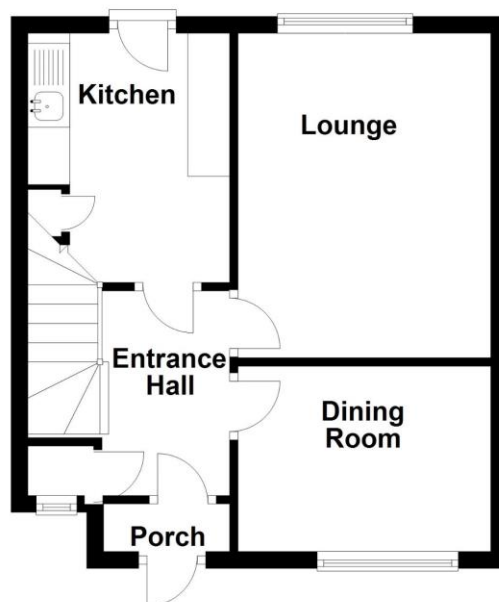
Bedroom 2 3.86m x 2.92m (12'8" x 9'7") Double glazed window to rear. Radiator. Carpet.

Bedroom 3 2.97m x 2.7m including stairwell (9'9" x 8'10" including stairwell) Double glazed window to front. Radiator. Built in storage cupboard. Carpet.

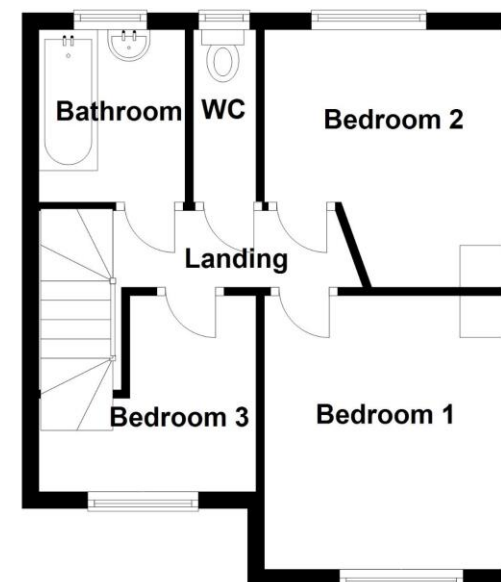
Bathroom 1.85m x 1.63m (6'1" x 5'4") Opaque double glazed window to rear. Panelled bath with separate taps and shower attachment. Pedestal wash hand basin. Radiator. Carpet. Part tiled walls.

Separate WC 1.63m x 0.81m (5'4" x 2'8") Opaque double glazed window to rear. Low level wc. Tiled flooring.

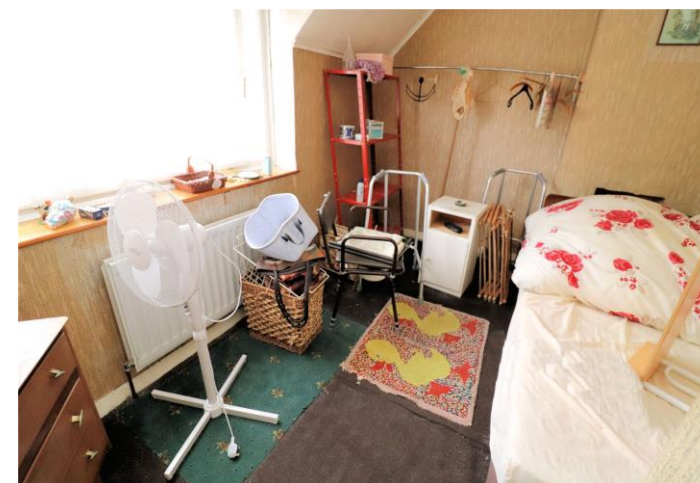
Ground Floor



First Floor



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.





Exterior

Garden 22.86m (75') Patio area and pathway to rear. Mainly laid to lawn with shrub borders. Wooden shed to rear.

Parking 15.85m x 4.88m (52' x 16') Strip of land to front providing off street parking and mainly laid to lawn area (to be verified by vendors solicitor)

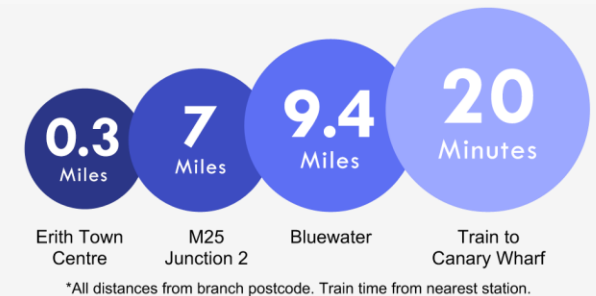
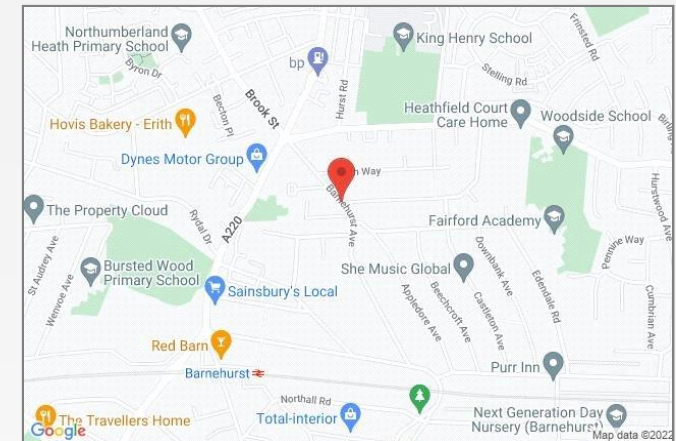
Additional Information

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

Barnehurst Avenue, Northumberland Heath, Kent, DA8 3NF



**FOR MORE INFORMATION
CONTACT US TODAY.**

01322 340000
Robinson Jackson
226 Bexley Road,
Northumberland Heath,
Kent DA8 3HB
northheath@robinson-jackson.com

