

58 Hurstwood Avenue | Barnehurst, Kent, DA7 6SG



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Asking Price £400,000 Freehold

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## Hurstwood Avenue, Barnehurst

Stunning post war built semi detached family home with extension potential (STUPP), 28' x 17' games room, modern kitchen, bathroom. landscaped 33' x 29' rear garden and off street parking within proximity to bus routes, main line train stations, schools and amenities with the benefit of no chain.

### Property Features

- Council Tax: C
- EPC Rating: D
- 19'4 x 9'7 Lounge/diner
- 10'3 x 7'4 Fitted kitchen
- Two double bedrooms
- First floor modern bathroom
- 33' x 29' Rear garden
- 20' x 17' Outbuilding



## Interior

**Entrance Hall** Opaque part double glazed UPVC entrance door. Opaque double glazed window to side. Radiator. Ceramic tiled flooring. Understairs storage cupboard.

**Lounge** 5.9m x 2.92m (19'4" x 9'7") Double glazed window to front. Double glazed double door to garden. Radiator with wooden cover. wall mounted electric fire. Coved ceiling.

**Kitchen** 3.12m x 2.13m (10'3" x 7') Double glazed window to rear. Opaque part glazed UPVC door to garden. Range of fitted wall and base units with work surfaces over. 1 Bowl sink unit with mixer tap. Tile splashback. Oven, hob, extractor and dishwasher to remain. Cupboard housing wall mounted boiler. Radiator. Ceramic tiled flooring. Coved ceiling. Understairs storage cupboard.

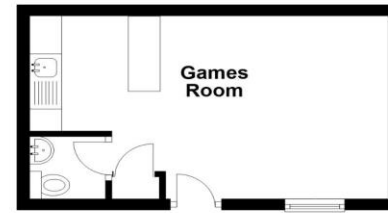
**Landing** Opaque double glazed window to side. Carpet. Coved ceiling. Access to loft.

**Bedroom 1** 4.34m x 2.77m (14'3" x 9'1") Two double glazed windows to front. Radiator with wooden cover. Built in storage cupboard with hanging space. Carpet. Coved ceiling.

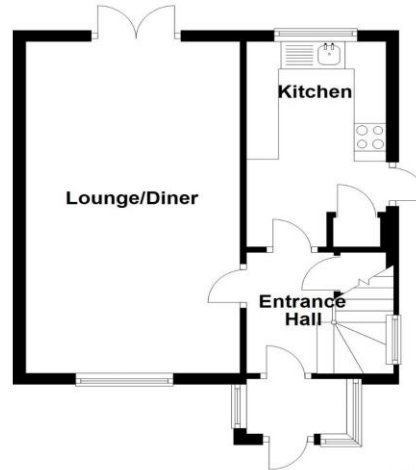
**Bedroom 2** 3.25m x 3.12m (10'8" x 10'3") Double glazed window to rear. Radiator with wooden cover. Carpet. Coved ceiling.

**Bathroom** 1.93m x 1.83m (6'4" x 6') Opaque double glazed window to rear. Three piece white suite comprising: Panelled bath with mixer tap, shower attachment and mixer shower over, wall hung wash hand basin with vanity unit under and low level wc. Heated towel rail. Ceramic tiled flooring. Tiled walls.

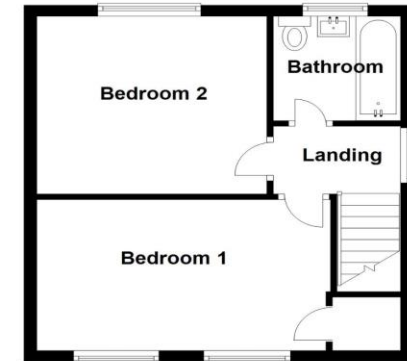
## Outbuilding



## Ground Floor



## First Floor



Total area: approx 62 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 PlanUp.







## Exterior

**Garden** 10.06m x 8.84m (33' x 29') Patio area with stairs to further patio area and artificial lawn area. Gated side access. Outside tap. Brick built storage shed.

**Outbuilding** 8.53m x 5.18m (28' x 17') Double glazed window to front. Wall and base units with work surfaces over. 1.5 stainless steel sink unit with mixer tap. Tiled splashback. Storage cupboard housing water heater. Wood laminate flooring. WC 1.8m x 1.45m (5'11 x 4'9) Low level wc. Pedestal wash hand basin. Extractor. Vinyl flooring.

**Parking** Off street parking to front for 2 vehicles.

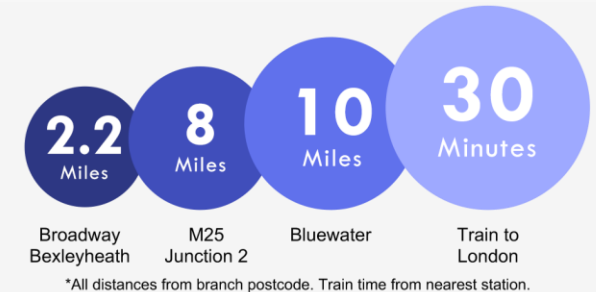
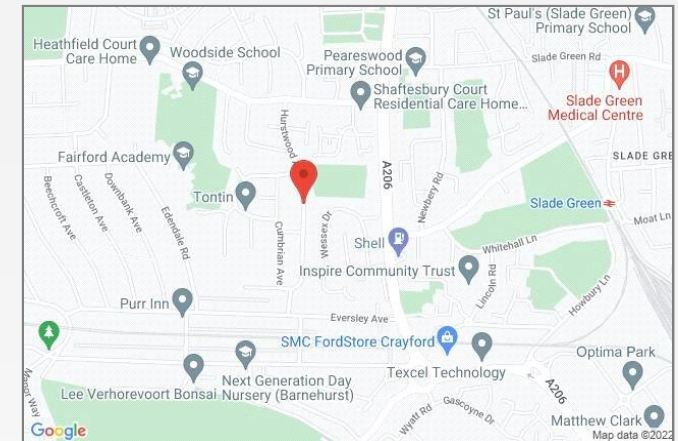
## Additional Information

Barnehurst & Bexleyheath are adjacent neighbourhoods with Bexleyheath being home to the borough's largest shopping facility, where you'll find high-street names, and supermarkets. There's a bowling alley, a cinema, Crook Log Leisure Centre, regular specialist markets, family-friendly restaurants and both neighbourhoods having mainline stations in to London too.

Families are also attracted to Barnehurst/Bexleyheath for the schooling – with two of the borough's grammars and excellent primaries close by. The Red House – an Arts & Crafts property designed for the artist and socialist William Morris - is Bexleyheath's premier cultural attraction.

## Property Location

Hurstwood Avenue, Barnehurst, Kent, DA7 6SG



**FOR MORE INFORMATION  
CONTACT US TODAY.**

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