



106 Brook Street | Northumberland Heath, Kent, DA8 1JF

 2  1  1 Guide Price £340,000 to £350,000 Freehold

**ROBINSON-JACKSON**   
Our service will **move** you



## Brook Street, Northumberland Heath

Two double bedroom older style spacious ideal first time/family home, well located within walking distance of Northumberland Heath parade, popular schools and zone 6 stations, with benefits including 23' through lounge, 11' fitted kitchen, first floor four piece bathroom and a 62' rear garden.

### Property Features

- Council Tax: C
- EPC Rating: C
- 23' Through lounge
- 11' Fitted kitchen
- Double glazing & gas central heating
- Two Double bedrooms
- First floor bathroom
- 62' Rear garden





# Interior

**Entrance Porch** Part double glazed UPVC porch door.

**Entrance Hall** Opaque part double glazed wooden entrance door leading into through lounge.

**Through Lounge** 7.06m x 3.96m narrowing to 2.95m (23'2" x 13' narrowing to 9'8")m Double glazed window to front and rear. Three radiators. Carpet. Coved ceiling with ceiling rose. Stairs to first floor. Doorway to kitchen.

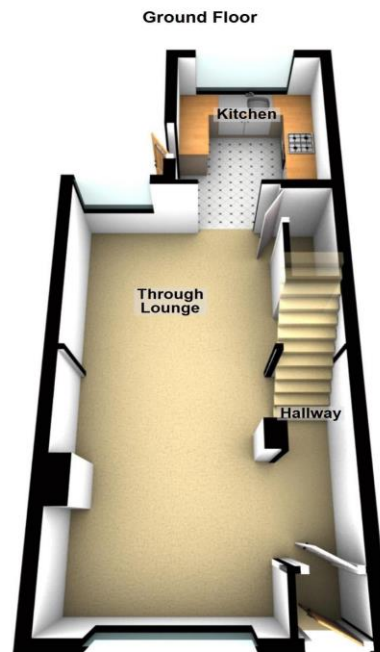
**Kitchen** 3.5m x 2.6m (11'6" x 8'6") Double glazed window to rear. Range of fitted beech style wall and base units with work surfaces over. Stainless steel sink unit with mixer taps. Tiled splash back. Plumbing for washing machine. Oven, hob and extractor to remain. Space for fridge/freezer. Ceramic tiled floor. Double glazed window to side. Part double glazed door to garden.

**Landing** Access to loft. Carpet. Coved ceiling.

**Bedroom 1** 3.96m x 3.43m (13' x 11'3") Two double glazed windows to front. Radiator. Carpet. Coved ceiling.

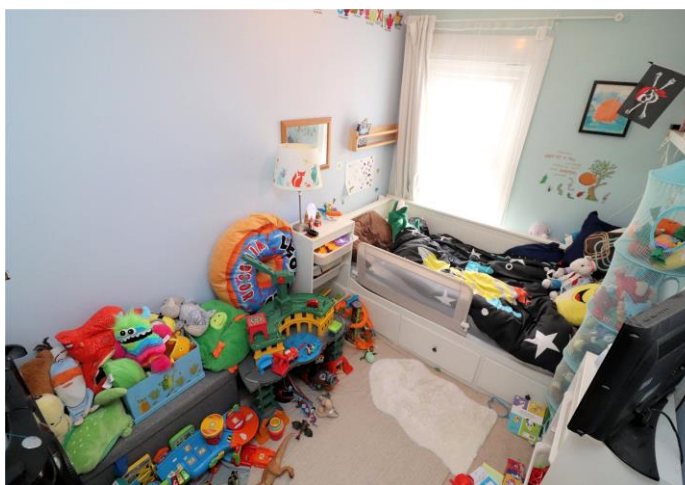
**Bedroom 2** 3.58m x 2.26m (11'9" x 7'5") Double glazed window to rear. Carpet. Radiator. Coved ceiling.

**Bathroom** 3.5m x 2.57m (11'6" x 8'5") Opaque double glazed window to rear. Four piece white bathroom suite comprising panelled bath. Inset wash hand basin with vanity unit under. Low level wc. Double sized shower unit with mixer shower over, tiled walls and glass screen. Radiator. Vinyl flooring.



**Total area: approx 968.752 sq. feet**

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** 18.9m (62') Patio area and pathway to rear. Mainly laid out to lawn. Concrete area to rear with 8' x 7'7 summer house.

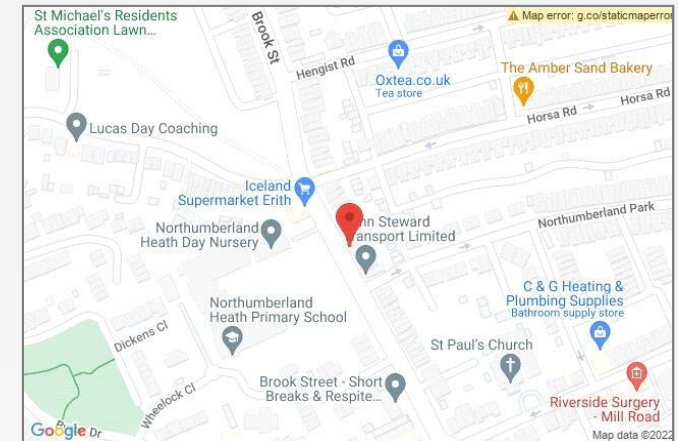
## Additional Information

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

Brook Street, Northumberland Heath, Kent, DA8 1JF



**FOR MORE INFORMATION  
CONTACT US TODAY.**

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

