



217 Avenue Road | Northumberland Heath, Kent, DA8 3DA



Guide Price £450,000 Freehold

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Avenue Road, Northumberland Heath

Being presented in immaculate condition having undergone recent refurbishment we are pleased to present this spacious, chain free family home. Added benefits including a convenient distance to Northumberland Heath Parade, local schools and zone 6 station.

Property Features

- Council Tax: C
- EPC Rating: D
- Double glazing and gas central heating.
- Open plan living
- 7'7 x 5'4 Ground floor family bathroom
- Off street parking
- 52' Rear garden
- No Chain



Interior

Entrance Hall Door to through lounge. Radiator.

Lounge area 4.5m x 3.8m (14'9" x 12'6") Double glazed window to front. Radiator. Electric feature fireplace. Wood laminate flooring. Spot lights. Open to kitchen

Kitchen area 3.56m x 12.3 (11'8" x 12.3) Double glazed window to rear. Opaque double glazed door to garden. Range of fitted Grey wall and base units with work surfaces over. Inset stainless steel sink unit with mixer tap. Induction hob, double oven and extractor to remain. Integrated fridge/freezer. Designer Radiator. Wood laminate flooring. Tiled walls. Spotlights.

Utility area 1.24m (4'1") Window to rear. Wall and base unit with work surface over. Plumbing for washing machine.

Bathroom 2.3m x 1.63m (7'7" x 5'4") Two opaque double glazed windows to side. Three piece suite comprising: Panelled bath with mixer tap and shower attachment over. Wash hand basin with vanity unit under and low level wc. Heated towel rail. Tiled flooring. Tiled walls. Spot lights. Extractor.

Landing Double glazed window to side. Wood laminate flooring. Access to loft.

Bedroom 1 3.2m x 4.14m (10'6" x 13'7") Two double glazed windows to front. Radiator. Storage cupboard. Carpet. Door leading to En suite.

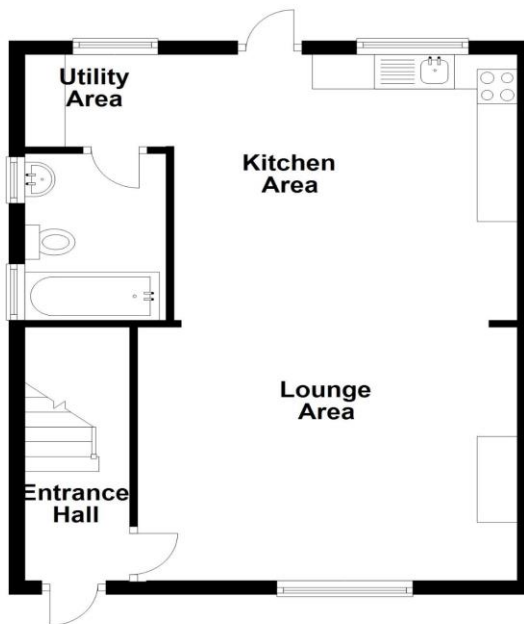
Ensuite 1.14m x 1.83m (3'9" x 6') Three piece suite comprising: Corner shower unit with Mixer shower over. Tiled walls and glass door, Wash hand basin with vanity unit under, and low level wc. Heated towel rail. Tiled flooring. Tiled walls. Spot lights.

Bedroom 2 3.78m x 2.44m (12'5" x 8') Double glazed window to rear. Radiator. Carpet.

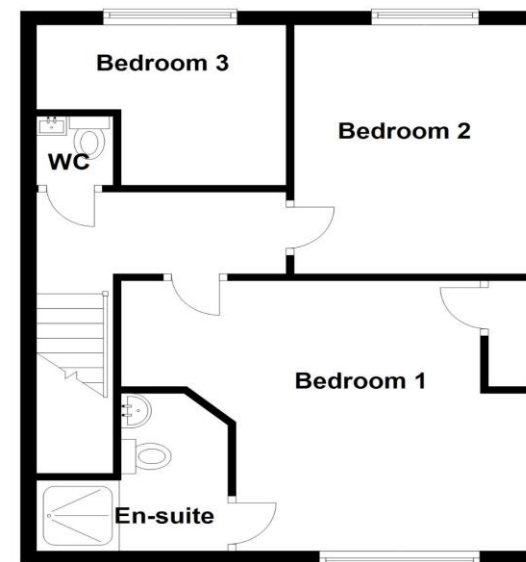
Bedroom 3 2.92 (9'7")m x 1.93 (6'4")m (L shaped) Double glazed window to rear. Radiator. Carpet.

WC 0.81m x 1.42m (2'8" x 4'8") Opaque double glazed window to side. Wash hand basin. Low level wc. Designer radiator. Tiled flooring. Tiled walls.

Ground Floor



First Floor



Total area: Approx 81 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 16.05m (52'8") Decking area. Mainly laid to lawn. Gated side access.

Parking Off street parking via driveway.

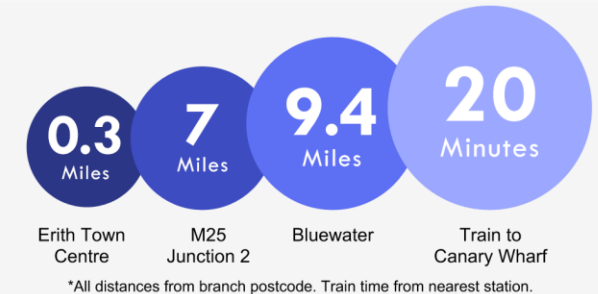
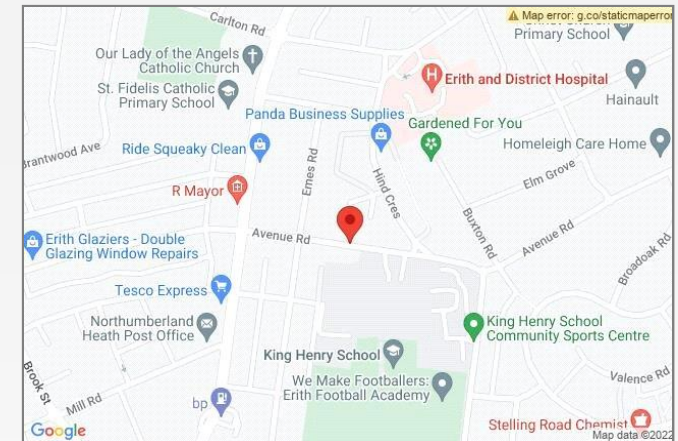
Additional Information

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

Avenue Road, Northumberland Heath, Kent, DA8 3DA



**FOR MORE INFORMATION
CONTACT US TODAY.**

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