



74 Downbank Avenue | Barnehurst, Kent, DA7 6RR



Offers in Excess of £450,000 Freehold

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Downbank Avenue, Barnehurst

1930's built immaculately presented semi detached bungalow located on one of the ever desirable A,B,C Roads in Barnehurst within convenient distance of Zone 6 stations, schools and Barnehurst parade, with benefits including stunning kitchen, 60' rear garden and 18' x 9'4 outbuilding.

Property Features

- Council Tax: D
- EPC Rating: D
- Two receptions
- 14'9 x 9' Fitted kitchen
- Double glazing and gas central heating
- Two spacious bedrooms
- 60' rear garden
- Off street parking for 1/2 vehicles



Interior

Entrance Porch Opaque part double glazed composite porch door. Double glazed windows to side. Radiator. Wood laminate flooring.

Entrance Hall Part glazed wooden door leading to hall. Radiator. Oak wooden flooring. Access to loft with leaded light.

Lounge 3.7m x 2.95m (12'2" x 9'8") Double glazed Velux electric window. Radiator. Feature fireplace with wooden fire surround.

Dining Room 3.58m x 2.77m (11'9" x 9'1") Double glazed double doors to garden. Skylight with lighting. Radiator with wooden cover. Oak wooden flooring.

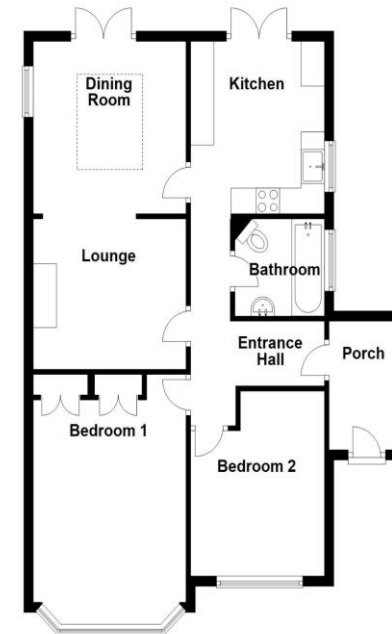
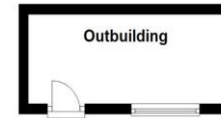
Kitchen 4.5m x 2.82m (14'9" x 9'3") Double glazed window to side and double glazed patio door to garden. Range of fitted Dove grey wall and base units with Quartz work surface over. Butler sink unit with mixer tap and quartz splash back. Integrated dishwasher, oven hob and extractor to remain. Plumbing for washing machine. Space for fridge/freezer. Wood laminate flooring. Coved ceiling.

Bedroom 1 4.72m to bay x 2.8m (15'6" to bay x 9'2") Double glazed bay window to front with shutters. Radiator. Full height fitted wardrobes. Carpet. Coved ceiling.

Bedroom 2 2.8m x 2m (9'2" x 6'7") Double glazed window to front with shutters. Radiator. Carpet. Coved ceiling.

Bathroom 1.93m x 1.85m (6'4" x 6'1") Opaque double glazed window to side. Three piece white suite comprising: Panelled bath with mixer tap and mixer shower over. Wash hand basin with vanity unit under and low level wc. Heated towel rail. Vinyl flooring. Tiled walls Coved ceiling. Extractor.

Ground Floor



Total area: approx 70 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 18.3m (60') Decked patio area leading to mainly laid to lawn with slate boarders and further patio area to rear. Outside tap. Gated side access.

Outbuilding 5.49m x 2.84m (18' x 9'4") Double glazed window to side and front. Power and light.

Parking Off street parking to front for 1/2 vehicles.

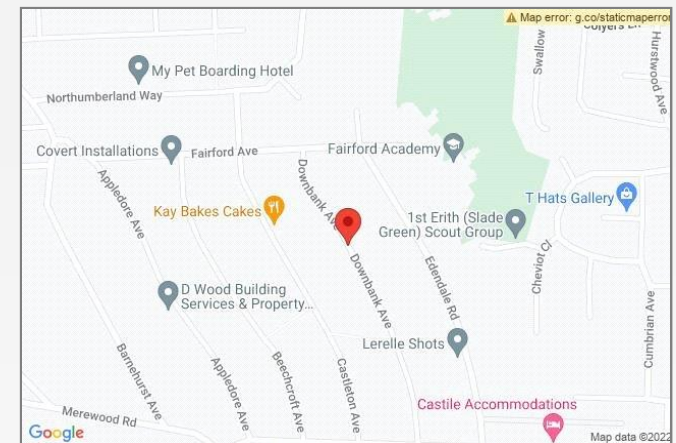
Additional Information

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

Downbank Avenue, Barnehurst, Kent, DA7 6RR



*All distances from branch postcode. Train time from nearest station.

**FOR MORE INFORMATION
CONTACT US TODAY.**

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