



264 Brook Street | Northumberland Heath, Kent, DA8 1DZ

 2  1  1 Guide Price £300k to £320k Freehold

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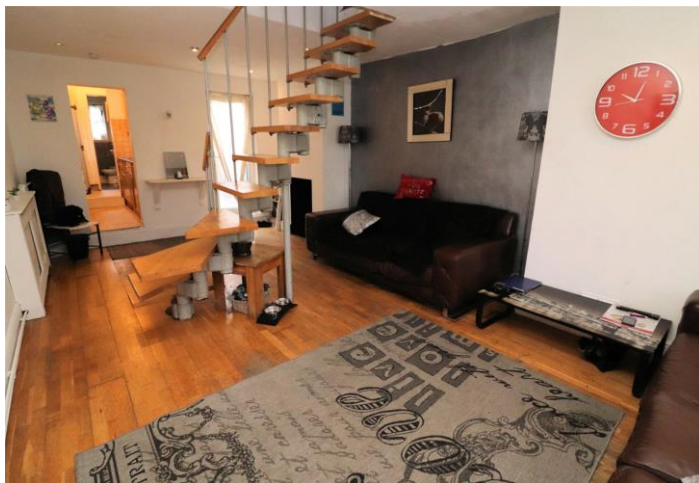


## Brook Street, Northumberland Heath

What should prove an ideal first time/investment purchase is this two double bedroom older style house, within easy reach of local park, Northumberland Heath parade, schools and transport links.

### Property Features

- Council Tax: C
- EPC Rating: D
- 22' Through lounge
- 7' Kitchen
- Double glazing and gas central heating
- Two double bedrooms
- Ground floor bathroom
- 43' Rear garden



# Interior

**Entrance Porch** Double glazed sliding porch door to front. Opaque part double glazed UPVC entrance door leading into through lounge.

**Through Lounge** 6.78m x 3.7m (22'3" x 12'2") Georgian style double glazed bay window to front. Two radiators. Double glazed door to garden. Wood laminate flooring.

**Kitchen** 2.18m x 1.75m (7'2" x 5'9") Georgian style double glazed window to side. Range of wall and base units with work surfaces over. Single bowl sink unit with mixer tap and drainer. Tiled splash back. Wall mounted boiler. Oven, hob and extractor to remain. Vinyl flooring.

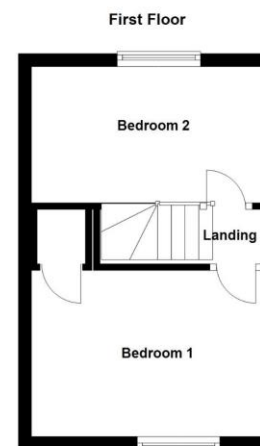
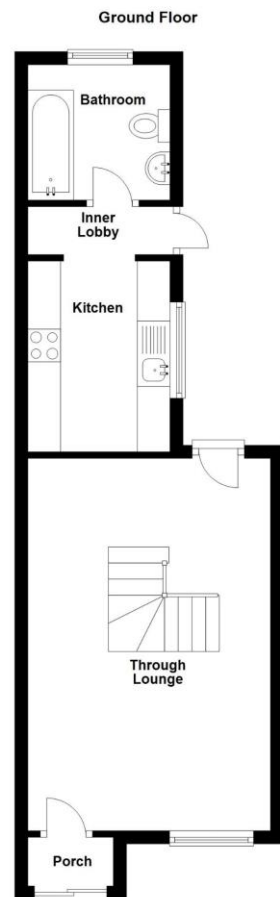
**Inner lobby** Opaque double glazed window to side. Door to ground floor bathroom. Space for fridge/freezer. Vinyl flooring.

**Ground floor bathroom** 2.16m x 1.6m (7'1" x 5'3") Opaque Georgian style double glazed window to rear. Three piece white bathroom suite comprising: Panelled bath with mixer tap and shower attachment. Pedestal wash hand basin. Low level WC. Heated towel rail. Tiled walls. Ceramic tiled flooring.

**Landing** Access to loft. Carpet.

**Bedroom 1** 3.7m x 3.12m (12'2" x 10'3") Georgian style double glazed window to front. Radiator. Carpet. Coved ceiling. Storage cupboard.

**Bedroom 2** 3.73m x 2.82m (12'3" x 9'3") Georgian style double glazed window to rear. Radiator. Wood laminate flooring.



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** 13.13m (43'1") Paved. Mainly laid to lawn. Outside tap. Gated rear access (Subject to legal verification)

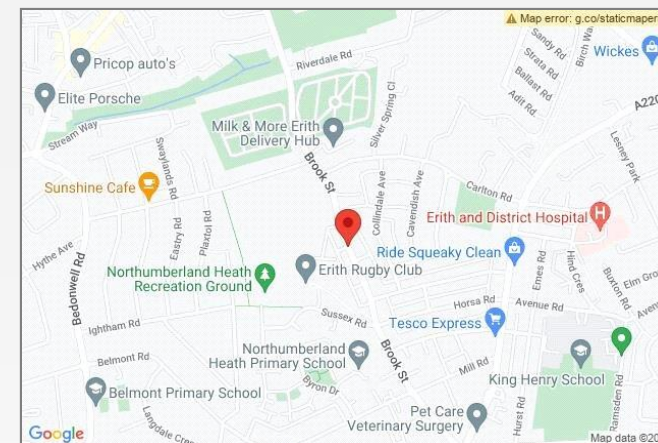
## Additional Information

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 1DZ



**FOR MORE INFORMATION  
CONTACT US TODAY.**

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

