



14 Carlton Road | Northumberland Heath, Kent, DA8 1DW



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Asking Price £525,000 Freehold

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Carlton Road, Northumberland Heath

Presented in immaculate condition throughout is this spacious 1930's built semi detached family home being located for Northumberland Heath parade, zone 6 stations, local schools and park with benefits including a 27'8 through lounge, 15'3 modern kitchen, 87' rear garden and ample parking.

Property Features

- Council Tax: E
- EPC Rating: D
- 27'8 x 10'5 Through lounge
- 15' x 6'3 Modern kitchen
- Double glazing and gas central heating
- 17' Garage
- Off Street parking for 3/4 vehicles
- 87' Garden



Interior

Entrance Porch Part double glazed UPVC Porch door. Wood effect tile flooring.

Entrance Hall Opaque double glazed UPVC entrance door with double glazed windows above and either side. Radiator. Understairs storage cupboard. Wood effect tile flooring.

Through Lounge 3.18m x 8.43m (10'5" x 27'8") Double glazed bay window to front. Double glazed sliding door to garden. Two radiators. Feature fireplace with wooden fire surround and electric log burner. Carpet. Coved ceiling.

Kitchen 4.62m x 3.66m narrowing 1.9m L Shaped (15'2" x 12' narrowing 6'3" L Shaped) Double glazed window to rear. Double glazed door to garden. Range of white high gloss wall and base units with work surfaces over. Breakfast bar. Sink unit with mixer tap. Integrated oven, hob, extractor and AEG microwave. Plumbing for washing machine. Integrated fridge/freezer. Integrated dishwasher. Two radiators. Plinth lights. Wood effect tile flooring.

Landing Double glazed window to side. Carpet. Access to loft.

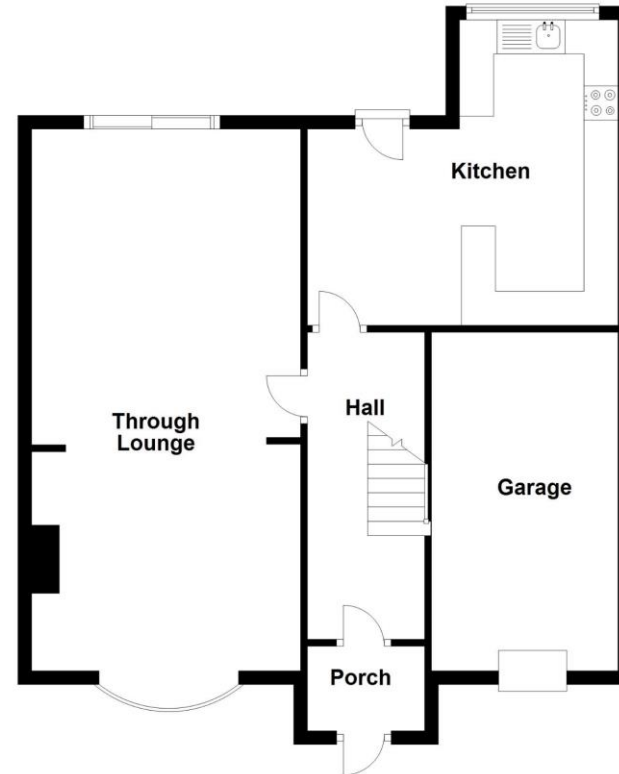
Bedroom 1 4.17m x 2.46m to wardrobes (13'8" x 8'1" to wardrobes) Double glazed bay window to front. Radiator. Fitted wardrobes with sliding doors. Carpet. Coved ceiling.

Bedroom 2 3.05m x 3.53m to wardrobes (10' x 11'7" to wardrobes) Double glazed window to rear. Fitted wardrobe with sliding doors. Radiator carpet. Coved ceiling.

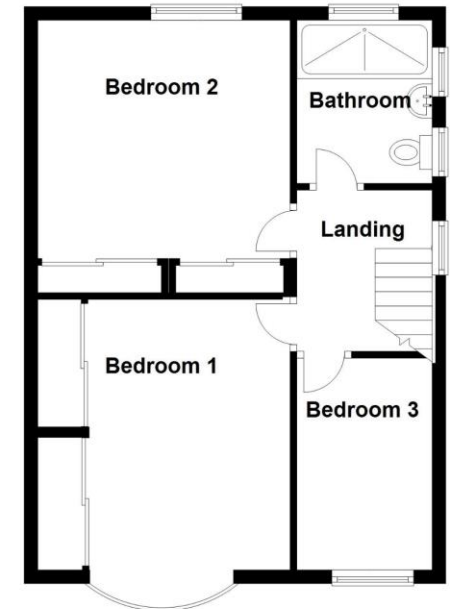
Bedroom 3 1.75m x 2.46m (5'9" x 8'1") Double glazed window to front. Radiator. Wood laminate flooring. Coved ceiling.

Bathroom 2.67m x 1.75m (8'9" x 5'9") Opaque double glazed window to rear and two opaque double glazed windows to side. Three piece suite comprising: Walk in shower unit with mixer shower over, tiled walls and glass screen, wash hand basin and low level wc. Radiator. Heated towel rail. Wood laminate flooring. Spot lights. Extractor.

Ground Floor



First Floor



Total area: approx 87 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 26.52m (87') Patio area. Mainly laid to lawn. Gravel area to rear. Outside tap.

Garage 5.18m x 2.26m (17' x 7'5) Up and over door. Power and light.

Parking Off street parking to front via driveway for 3/4 vehicles.

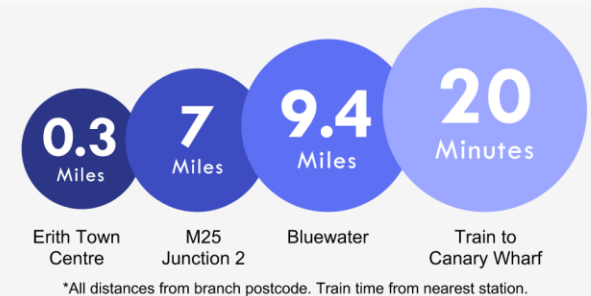
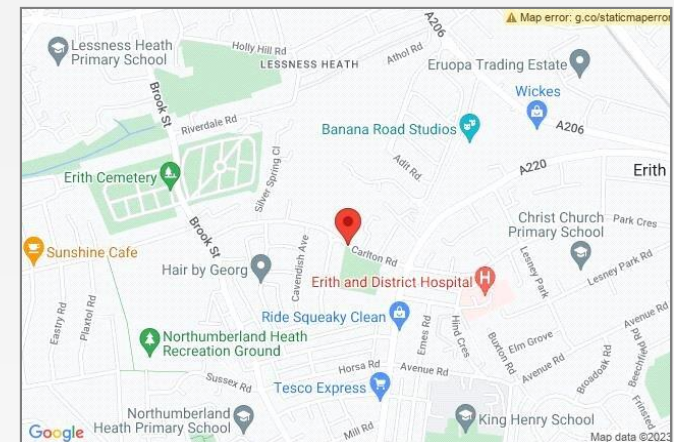
Additional Information

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

Carlton Road, Northumberland Heath, Kent, DA8 1DW



**FOR MORE INFORMATION
CONTACT US TODAY.**

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