



85 Hurst Road | Northumberland Heath, Kent, DA8 3EW



Asking Price £420,000

Freehold

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## Hurst Road, Northumberland Heath

We are pleased to be offering to the market this four bedroom extended family home which is offered with no onward chain. Accommodation comprises to the ground floor Porch, through lounge, fitted kitchen and conservatory extension, On the first floor are two double bedrooms, a single bedroom and bathroom. On the top floor is a further double bedroom and ensuite. Externally there is off road parking to the front while the rear garden is mainly laid to lawn with a patio area and hard standing at the rear.

### Property Features

- Council Tax: C
- EPC Rating: D
- Loft Conversion
- No chain
- Off road parking
- Conservatory
- Two bathrooms
- Close proximity to amenities



## Interior

**Through Lounge** 8.3m x 2.97m (27'3" x 9'9") Double glazed window to front. Double glazed patio doors to conservatory. Feature fireplace with wooden surround and tiled hearth. Two radiators. Carpet.

**Kitchen** 3.25m x 1.98m (10'8" x 6'6") Double glazed window to rear and part double glazed UPVC door to conservatory. Range of wall and base units with work surfaces over. Stainless steel sink unit with separate taps. Tiled splashback. Plumbing for washing machine. Wood laminate flooring. Spotlights.

**Conservatory** 4.57m x 2.74m (15' x 9') Double glazed windows to rear. Double glazed double doors to garden. Wood laminate flooring. Power and light.

**First Floor Landing** Carpet. Stairs to second floor landing.

**Bedroom 2** 4.2m x 3.25m (13'9" x 10'8") Double glazed window to rear. Radiator. Carpet. Built in cupboard.

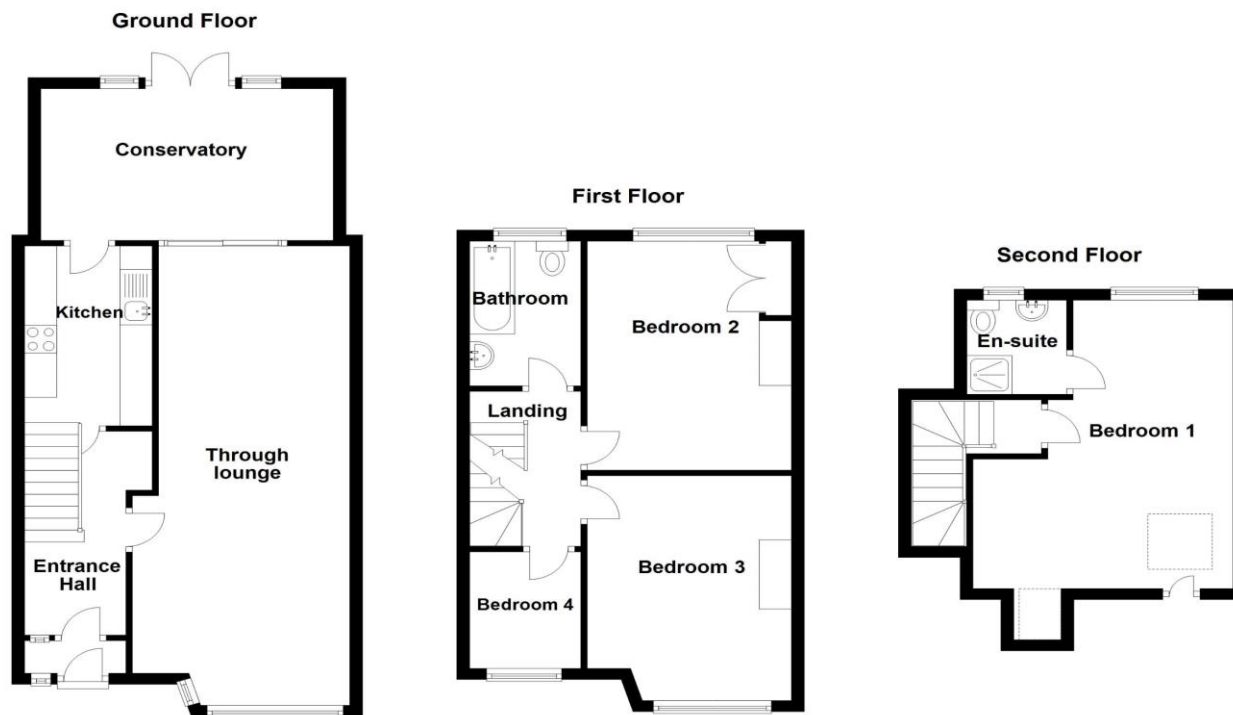
**Bedroom 3** 4.06m x 3.25m (13'4" x 10'8") Double glazed window to front. Radiator. Carpet.

**Bathroom** 2.62m x 1.73m (8'7" x 5'8") Double glazed window to rear. Three piece suite comprising: Panelled bath with separate taps and shower attachment, pedestal wash hand basin and low level wc. Wood laminate flooring.

**Second Floor Landing** Door to bedroom 1.

**Bedroom 1** 5.3m x 3.6m (17'5" x 11'10") Two double glazed Velux windows to front and double glazed window to rear. Eaves storage. Carpet. Door to en suite.

**Ensuite** 1.7m x 1.24m (5'7" x 4'1") Opaque double glazed window to rear. Three piece suite comprising: Corner shower unit with shower over, tiled walls and sliding glass door, pedestal wash hand basin and low level wc. Tiled walls.



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

**Rear Garden** 12.8m x 5.38m (42' x 17'8") Patio area. Maily laid to lawn with shrub borders. Hard Standing to rear.

**Parking** Off street parking to front via driveway for 2 vehicles.

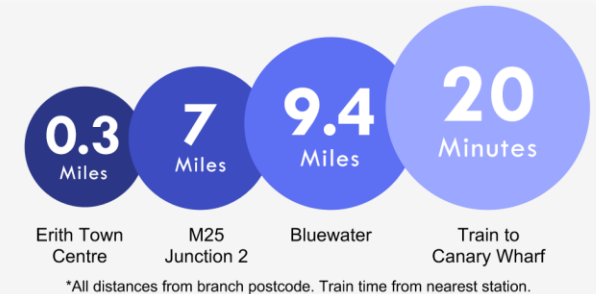
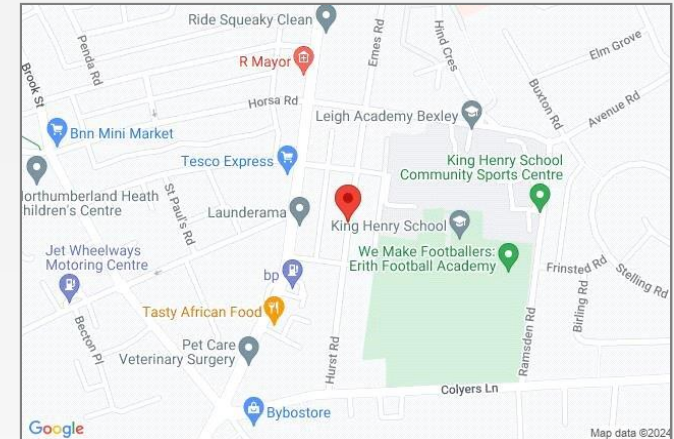
## Additional Information

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

Hurst Road, Northumberland Heath, Kent, DA8 3EW



**FOR MORE INFORMATION CONTACT US TODAY.**

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