



27 Snipe Close | "Howbury Park", Slade Green, Kent, DA8 2HD



Asking Price £375,000

Freehold

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Snipe Close, Slade Green

Located on the ever popular "Howbury Park" development built by "Bellway Homes" we are pleased to present this stunningly much improved two double bedroom end of terrace ideal first time purchase home with the advantage of a 15'8 garage, driveway recently fitted kitchen, bathroom and 42' rear garden conveniently located for zone 6 Slade Green station, schools and amenities.

Property Features

- Council Tax: C
- EPC Rating: D
- 15'4 x 11'1 Lounge
- 10'9 x 5'8 Kitchen
- Two double bedrooms
- Double glazing and gas central heating
- First floor bathroom and ground floor cloakroom
- 15'8 x 8'3 Garage
- Chain free



Interior

Entrance Hall Opaque part double glazed UPVC entrance door. Storage cupboard. Vinyl flooring.

Ground floor cloakroom 1.57m x 0.74m (5'2" x 2'5") Opaque double glazed window to front. Wall mounted wash hand basin. Low level wc. Wood laminate flooring.

Lounge 4.67m x 3.53m (15'4" x 11'7") Double glazed sliding double doors to garden. Two radiators. Vinyl flooring. Coved and textured ceiling.

Kitchen 3.28m x 1.73m (10'9" x 5'8") Double glazed window to front. Range of fitted Grey wall and base units with Quartz work surfaces over and undermounted sink with mixer tap. Oven hob and extractor to remain. Space for fridge freezer. Plumbing for washing machine. Wall unit housing boiler. Wood laminate flooring.

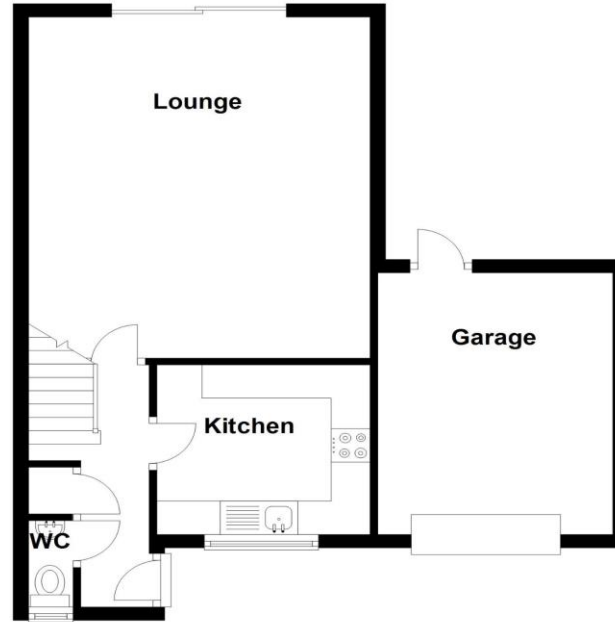
Landing Access to loft. Carpet.

Bedroom 1 3.5m x 3.12m (11'6" x 10'3") Double glazed window to front. Radiator. Carpet. Airing cupboard housing hot water tank.

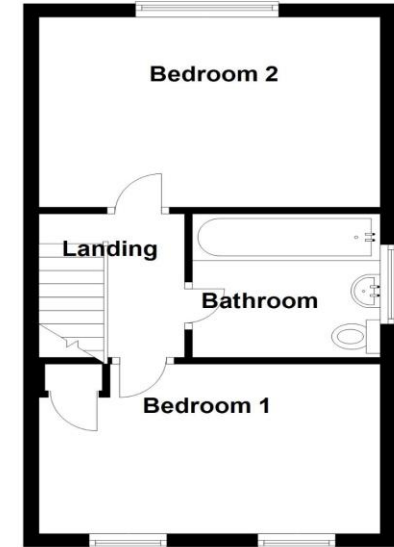
Bedroom 2 3.53m x 2.84m (11'7" x 9'4") Double glazed window to rear. Carpet. Radiator.

Bathroom 1.98m x 1.65m (6'6" x 5'5") Opaque double glazed window to side. Three piece suite comprising: Panelled bath with mixer tap and shower over, pedestal wash hand basin and low level wc. Radiator. Extractor. Vinyl flooring. Part tiled walls. Textured ceiling.

Ground Floor



First Floor



Total area: approx 61 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 12.8m x 6.1m (42' x 20') Decked patio area leading to mainly laid to lawn area with shrub borders. Patio awning. Flood light. Part glazed door leading to garage.

Garage 4.78m x 2.51m (15'8" x 8'3") Up and over door. Power and light. Part glazed door leading to garden.

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

Service Charge: £151 Per annum (to be verified by vendors solicitor).

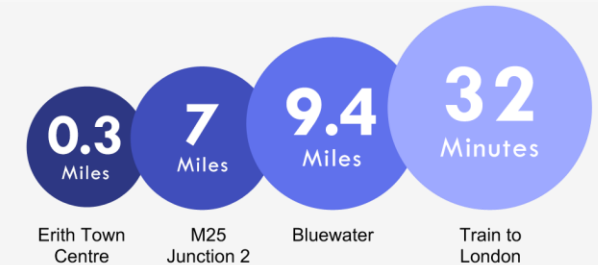
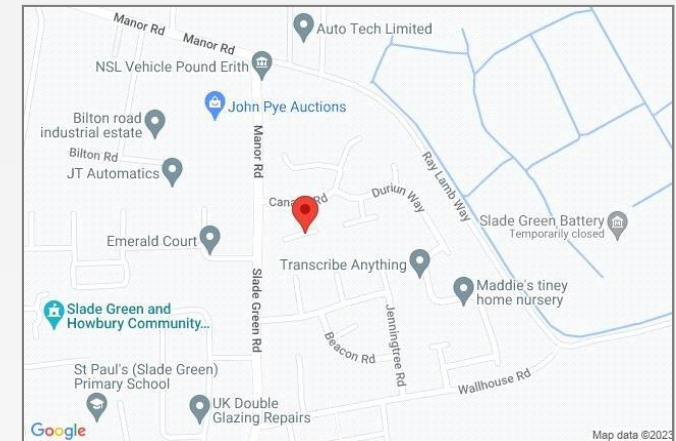
Additional Information

Slade Green & Erith 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

Snipe Close, Slade Green, Kent, DA8 2HD



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

**FOR MORE INFORMATION
CONTACT US TODAY.**

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